

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC-72719 MS

Grantor's Name and Address

M06-02133

Klamath County, Oregon

02/02/2006 03:05:40 PM

Pages 2 Fee: \$26.00

Grantee's Name and Address

SF

RI

After recording, return to (Name, Address, Zip):

Gary and M. Faith Koepke

5709 Upland Drive

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

MTC 1396-

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that TERESA PIMENTEL

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GARY L. KOEPKE AND M. FAITH KOEPKE husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

Lot Line Adjustment 25-05

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ ***. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

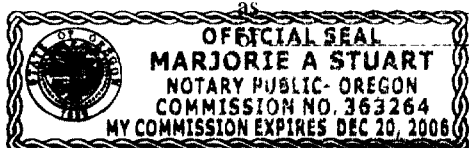
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on December Jan 27 2005 2006, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

x Teresa Pimentel
Teresa Pimentel

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on December 1/27 2005 2006
by Teresa PimentelThis instrument was acknowledged before me on _____
by _____

Notary Public for Oregon

My commission expires 12/20/08

26.00

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**LEGAL DESCRIPTION OF PROPERTY TO BE DEEDED
IN PROPERTY LINE ADJUSTMENT 25-05**

NOVEMBER 15, 2005

A TRACT LOCATED IN LOT 18 OF BLOCK 9, TRACT 1270, FIFTH ADDITION TO NORTH HILLS, SITUATED IN THE NORTHEAST ONE -QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 35 THE NORTHWEST ONE -QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF SAID TRACT 1270, SAID POINT BEING A 2 ½" BRASS DISK; THENCE ALONG THE EASTERLY BOUNDARY OF LOT 18 AND SAID TRACT 1270, SOUTH 21°49'21" EAST, 48.35 FEET TO THE EASTERLY CORNER COMMON TO LOTS 18 AND 19 OF SAID TRACT 1270 AND THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 56°25'07" WEST, 127.55 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE NORTHEASTERLY RIGHT-OF-WAY OF UPLAND DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°17'58", AN ARC DISTANCE OF 9.23 FEET (THE LONG CHORD OF WHICH BEARS N34°45'54"W, 9.23 FEET) TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 60°33'01" EAST, 128.07 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 588 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED UPON HELD MONUMENTATION ON THE COMMON LOT LINE BETWEEN LOTS 17 AND 18 OF SAID TRACT 1270, KLAMATH COUNTY OFFICIAL PLAT RECORDS.