

**M06-04947**

Klamath County, Oregon

03/20/2006 03:54:54 PM

Pages 2 Fee: \$26.00

RETURN TO:

Brandsness, Brandsness &  
Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

-BARGAIN AND SALE DEED-

Thomas W. Duke and Karen L. Duke, Grantors, convey to Clint Pace and Karen Bird, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit "A" attached hereto

The true and actual consideration for this transfer is a lot line adjustment.

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.

DATED this 20<sup>th</sup> day of MARCH, 2006.

Thomas W. Duke  
Thomas W. Duke (Grantor)

Karen L. Duke  
Karen L. Duke (Grantor)

STATE OF OREGON           )  
                                      ) ss.  
County of Klamath        )

Personally appeared before me this 20 day of MARCH, 2006, the above-named Thomas W. Duke and Karen L. Duke (Grantors) and acknowledged the foregoing instrument to be their voluntary act.



Karen A Baker  
Notary Public for Oregon  
My Commission expires: 9-20-09

**PROPERTY LINE ADJUSTMENT 27-05**  
**DUKE TO PACE/BIRD LEGAL DESCRIPTION**  
**December 9, 2005**

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF THE KLAMATH FALLS - LAKEVIEW HIGHWAY, SAID POINT BEING WEST 331 FEET AND NORTH 60 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN DEED VOLUME M04, PAGE 51583, KLAMATH COUNTY DEED RECORDS; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°49'55" EAST, 5.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 00°10'05" WEST, 403.47 FEET; THENCE SOUTH 29°02'46" WEST, 10.24 FEET; THENCE SOUTH 00°10'05" EAST, 394.53 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2178 SQUARE FEET, MORE OR LESS.

EXHIBIT A