

2007-006003

Klamath County, Oregon



After recording return to:
Danielle S. Walker
804 North 2nd Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Danielle S. Walker
804 North 2nd Street
Klamath Falls, OR 97601

File No.: 7021-996666 (DMC)
Date: March 22, 2007

THIS SPACE



03/30/2007 03:27:12 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Tamiris R. Duke, Grantor, conveys and warrants to **Susan M. Walker and Danielle S. Walker not as tenants in common but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantor..** (Here comply with requirements of ORS 93.030)

31-1F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 28th day of March, 2007.

Tamiris R. Duke
Tamiris R. Duke

STATE OF New Mexico)
County of Otero)ss.
)

This instrument was acknowledged before me on this 28th day of March, 2007
by **Tamiris R. Duke**.

Ron Luciano

Notary Public for New Mexico
My commission expires: 10-22-09

EXHIBIT A**LEGAL DESCRIPTION:**

ALL OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION AND RUNNING THENCE; NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 50 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1 TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 102 OF BUENA VISTA ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, BEING THE SOUTHERLY PORTION OF SAID LOT; ALSO SAVING AND EXCEPTING THAT PORTION OF SAID LOT 1 LYING NORTHERLY OF SAID LINE BETWEEN LOTS 2 AND 6 OF SAID BLOCK 102 EXTENDED, THROUGH SAID LOT 1 TO SECOND STREET.

ALSO EXCEPTING THE SOUTHEASTERLY 8 FEET, (AS MEASURED ALONG THE WESTERLY LINE AND PARALLEL TO THE SOUTH LINE OF LOT) OF THE ABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING A PORTION OF LOT 1, BLOCK 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 1 AND THE LINE BETWEEN LOTS 2 AND 6, OF SAID BLOCK 102, EXTENDED NORTHEASTERLY THROUGH SAID LOT 1 TO SECOND STREET; THENCE SOUTH 63° 22' 30" WEST ALONG SAID NORTHEASTERLY EXTENSION THROUGH LOT 1, A DISTANCE OF 27.11 FEET, TO A 5/8" IRON PIN AT THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 22' 30" WEST A DISTANCE OF 25.12 FEET TO A 5/8" IRON PIN ON THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 11° 52' 00" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 12.67 FEET TO A 5/8" IRON PIN; THENCE NORTH 40° 00' 00" EAST A DISTANCE OF 30.88 FEET TO THE TRUE POINT OF BEGINNING.