

MT81846-MS



2008-003545

Klamath County, Oregon

THIS SPACE



03/20/2008 03:15:34 PM

Fee: \$31.00

After recording return to:

Billy Lee Duke

6751 Henley Road

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Billy Lee Duke

6751 Henley Road

Klamath Falls, OR 97603

Escrow No. MT81846-MS

Title No. 0081846

SWD-EM

### STATUTORY WARRANTY DEED

Kirk P. Robinson and Deanna L. Robinson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Billy Lee Duke and Mary Ann Duke, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$185,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

3/AMT

Dated this 19<sup>th</sup> day of MARCH, 2008

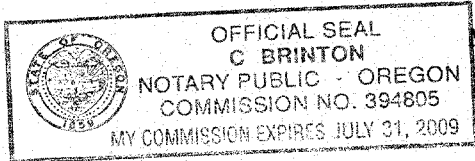
Kirk P. Robinson  
Kirk P. Robinson

Deanna L. Robinson  
Deanna L. Robinson

State of Oregon  
County of Polk

This instrument was acknowledged before me on cb March 19, 2008 by Kirk P. Robinson and Deanna L. Robinson.

C Brinton  
(Notary Public for Oregon)



My commission expires 7/31/2009

## LEGAL DESCRIPTION

### "EXHIBIT A"

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All that real property situated in Section 24 of Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being Parcel B as shown on the Major Land Partition 80-37 filed July 17, 1981 in the office of the County Recorder, Klamath County, State of Oregon, more particularly described as follows:

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the monument marking the Southeast corner of Section 24 bears North 89° 16' 50" East 1899.6 feet; thence North 0° 12' 50" West 150.00 feet to the True Point of Beginning; thence South 89°

16' 50" West 674.9 feet; thence North 0° 12' 50" West 150.00 feet; thence North 89° 16' 50" East 674.9 feet; thence South 0° 12' 50" East 150.00 feet to the True Point of Beginning.

TOGETHER WITH an easement over a parcel of land situated in the North 1/2 of the Northeast 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South 0° 27' East to a point on the North line of the County Road; thence North 89 ° 33' East along the North line of the County Road 60 feet to a point; thence North 0 ° 27' West to a point on the North line of said Section 25; thence West along the North line of Section 25, 60 feet, more or less, to the point of beginning.

AND TOGETHER WITH a 60 foot easement for ingress and egress as created on above mentioned Major Land Partition 80-37.