

2011-013418
Klamath County, Oregon



12/02/2011 03:47:27 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Michael L. Duke
P. O. Box 46
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS:

Michael L. Duke Sr., and J. Becky Duke, Trustees
Duke Living Trust, U.A.D. 04-16-01
P. O. Box 46
Sprague River, OR 97639

SEND TAX STATEMENTS TO:

Michael L. Duke, Sr.
P. O. Box 46
Sprague River, OR 97639

BARGAIN AND SALE DEED

MICHAEL L. DUKE, hereinafter referred to as grantor, conveys to **MICHAEL L. DUKE, SR., and J. BECKY DUKE, TRUSTEES or their successors in trust under the DUKE LIVING TRUST, U.A.D. 04-16-01**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

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

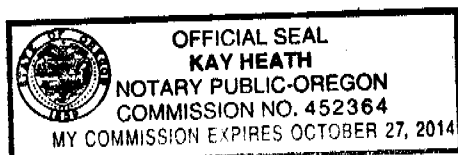
IN WITNESS WHEREOF, the grantor has executed this instrument this 2nd day of DECEMBER, 2011.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Michael L. Duke

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2 day of December, 2011, by Michael L. Duke.



NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-14

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the following described property lying East of Squaw Flat Road.

The N1/2 of the SE1/4 of the SW1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

A parcel of land for road purposes in Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet measured at right angles on either side of the following described center line:

Beginning at the Section Corner common to Sections 14, 15, 22 and 23, Township 36 South, Range 10 East of the Willamette Meridian; thence South 89 degrees 30' West along the North section line of Section 22, 1232.52 feet to the intersection with the center line of said road which is Engineer's Station 41 + 39.56, said station is 42.5 feet at right angles to the power line as it is presently constructed and is the true point of beginning of this description; thence South 24 degrees 43' West along a line parallel with, and 42.5 feet from said power line 4,595.64 feet to Engineer's Station 87 + 35.20 which is the beginning of a 4 degree curve to the left; thence leaving said power line and along the arc of said 4 degrees curve 826.80 feet to Engineer's Station 95 + 62.00 which is the end of said curve; thence South 8 degrees 21' 20" East 552.30 feet, more or less to the South line of Section 22, Township 36 South, Range 10, East of the Willamette Meridian.