

4437

BARGAIN AND SALE DEED

1845

KNOW ALL MEN BY THESE PRESENTS, that E. THARALSON and AGNES H. THARALSON, husband and wife, and LANE DUNCAN, a single man, hereinafter called grantors, in consideration of Ten and 00/100 Dollars to grantors paid, the receipt whereof hereby is acknowledged, does hereby grant, bargain, sell and convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, hereinafter called grantee, and unto grantee's successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL I:

A tract of land situated in Government Lot 11, Section 7, T. 36 S., R. 11 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the south boundary of the First Addition to Nimrod River Park, said point being S. 89°15'43" W. a distance of 81.70 feet from the southeast corner of Lot 1, Block 6 of said First Addition to Nimrod River Park; thence S. 00°44'17" E. a distance of 303.16 feet to a one-half inch iron pin on the northerly bank of Sprague River; thence easterly along the northerly bank of Sprague River to a one-half inch iron pin which is S. 00°44'17" E. a distance of 267.01 feet from the southeast corner of Lot 11, Block 5 of said First Addition to Nimrod River Park; thence N. 00°44'17" W. a distance of 267.01 feet to the southeast corner of said Lot 11; thence S. 89°15'43" W. along the south boundary of the First Addition to Nimrod River Park a distance of 626.98 feet to the point of beginning.

The bearings of the above described tract of land are based on the bearings of the First Addition to Nimrod River Park. The above described tract of land contains 5.56 acres, more or less.

PARCEL II:

A tract of land situated in Government Lots 5 and 12, Section 11, T. 36 S., R. 11 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the southerly right-of-way line of the cul-de-sac on the south end of Josephine Street in the Second Addition to Nimrod River Park as shown on the duly recorded plat thereof; said beginning point being S. 26°14'07" E. a distance of 50 feet from the center of said cul-de-sac; thence S. 26°14'07" E. a distance of 646.81 feet to a one-half inch iron pin on the northerly bank of Sprague River; thence northeasterly along the northerly bank of Sprague River to a one-half inch iron pin which is S. 00°35'15" W. a distance of 19.30 feet from the iron pin marking the most southerly point of Lot 3, Block 13, of said Second Addition to Nimrod River Park; thence N. 00°35'15" E. a distance of 19.30 feet to the iron pin marking the southerly point of said Lot 3; thence along the southerly boundary of the said Second Addition to Nimrod River Park the following courses and distances: N. 76°04'24" W. 378.97 feet; N. 45°37'27" W. 348.52 feet; S. 80°48'47" W. 101.68 feet to an iron pin on the easterly right-of-way line of said cul-de-sac; thence south-

GANDONG, GANDONG,
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

1 westerly along the arc of said cul-de-sac (50-foot radius and delta is 72°57'06") a distance of 63.66 feet to the point of beginning.

2 Bearings of the above described tract of land are based on the bearings
3 of the duly recorded plat of the Second Addition to Nimrod River Park.
4 The above described parcel of land contains 4.60 acres, more or less.

5 This conveyance is made on the express condition that the premises
6 hereby conveyed should be and remain forever a public park for the use and
7 enjoyment of grantee and its successors, subject, however, to the condition
8 that if any other use be made of said premises, the title thereto shall
9 revert to grantors, or their heirs or assigns.

10 TO HAVE AND TO HOLD the same unto the said grantee and its successors.

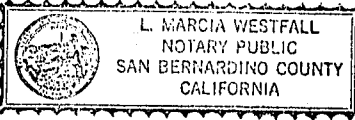
11 WITNESS grantors' hands and seals this 15th day of December, 1965.

12 E. Tharalson (SEAL)
13 Lane Duncan (SEAL)
14 Agnes H. Tharalson (SEAL)
15
16

17 STATE OF CALIFORNIA)
18) ss. December 15, 1965
19 County of San Bernardino

20 Personally appeared the within named E. THARALSON and AGNES H. THARALSON,
21 husband and wife, and acknowledged the foregoing instrument to be their
22 voluntary act and deed.

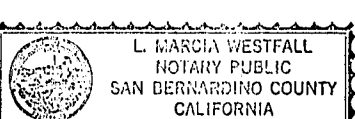
23 Before me:

24  L. Marcia Westfall
(L. Marcia Westfall) NOTARY PUBLIC
In and for said County and State
My Commission expires: 7/29/67

25 STATE OF CALIFORNIA)
26) ss. December 15, 1965
27 County of San Bernardino

28 Personally appeared the within named LANE DUNCAN, a single man, and
29 acknowledged the foregoing instrument to be his voluntary act and deed.

30 Before me:

31  L. Marcia Westfall
(L. Marcia Westfall) NOTARY PUBLIC
In and for said County and State
My Commission expires: 7/29/67

1847

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County
this 4th day of March A.D. 1966 at 4:01 o'clock P.M., and
 duly recorded in Vol. 1466, of Deeds on Page 1845

DOROTHY ROGERS, County Clerk

No Fee

H)

By Senecal, Rep