

WARRANTY DEED

CITY OF KLAMATH FALLS, Oregon, a municipal corporation, hereinafter called grantor, conveys to KERNS BROS, REAL ESTATE, a co-partnership, all that real property situated in Klamath County, Oregon, described as:

PARCEL 1: Beginning at the intersection of the centerline of Fifth Street and the Southeasterly line of Kinlock Street, as shown on the plat of "Klamath Addition to the town of Linkville, now Klamath Falls, on file in the office of the County Clerk, Klamath County Oregon Courthouse; thence North 51°04' West along said centerline, a distance of 19.0 to a point, said point being the point of tangency of a curve concave to the East and having a radius of 30.00 feet, a radial line to said point bearing South 38°56' West; thence Northerly along said curve a distance of 47.12 feet to a point on the Southwesterly line of Lot 6, Block 106 of said Klamath Addition, a radial line to said point bearing North 51°04' West; thence South 51°04' East along the Southwesterly line of said Lot 6 to the Southwest corner of said Lot 6; thence North 38°56' East, a distance of 19.06 feet along the Southeasterly line of said Lot 6 to a point on the Southerly right of way line of the Klamath Falls Lakeview Highway as relocated said right of way being on a curve concave to the North having a radius of 316.48 feet and a central angle of 25°28'23"; thence Southeasterly along said curve right of way line a distance of 49 feet more or less to its intersection with the Southeasterly line of Kinlock Street; thence South 38°56' West along said Southeasterly line a distance of 86 feet more or less to the point of beginning.

PARCEL 2: A tract of land situated in Lot 6, Block 106 of Klamath Addition to the Town of Linkville, Now Klamath Falls, described as follows:

Beginning at the most Southerly corner of Lot 6, Block 106 of Klamath Addition to the Town of Linkville; thence North 51°04' West along the Southwesterly line of said Lot 6, a distance of 14.00 feet to a point; thence North 38°56' East a distance of 7.42 feet to a point on a curve concave to the North having a radius of 316.48 feet, a radial bearing to said curve at said point being South 00°50'10" West; thence Easterly along said curve, a distance of 18.21 feet to a point on the Southeasterly line of said Lot 6, a radial bearing to said curve at said point being South 2°27'39" East; thence South 38°56' West along said Southeasterly line a distance of 19.06 feet to the true point of beginning.

SUBJECT TO: Sewer easements for existing storm sewer line and building restrictions as disclosed by Ordinance 5812 of the City of Klamath Falls, Oregon, including the right of the grantor to enter upon the above mentioned parcel of property to repair and maintain said storm sewer lines.

The true and actual consideration for this transfer is exchange of other property.

The foregoing recital of consideration is true as I verily believe.

WITNESS the signature and seal of the City of Klamath Falls, Oregon, by Robert Veatch, its Mayor, and Rosie Keller, its Recorder, both duly and fully authorized and empowered to execute and deliver this deed of

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

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