

1-174

94757

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Gordon D. Hart and Dolores M. Hart, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by The City of Klamath Falls, Oregon, a municipal corporation hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of Tract 8B of LAKESHORE GARDENS, more particularly described as follows:

Beginning at the Southeast corner of said Tract 8B; thence Northwesterly along the lot line between Tracts 7B and 8B, a distance of 30 feet; thence Southwesterly parallel with Lakeshore Drive a distance of 30 feet; thence Southeasterly parallel with the hereinbefore mentioned lot line, a distance of 30 feet more or less to the Northerly line of Lakeshore Drive; thence Northeasterly along the Northerly line of Lakeshore Drive, a distance of 30 feet more or less to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except reservations, restrictions and/or rights-of-way of record or apparent on the premises, and those special conditions set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2500.00.

~~How much the consideration paid for this transfer, stated in terms of dollars, is \$2500.00.~~

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 23rd day of October, 1974, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

*Gordon D. Hart
Dolores M. Hart*

STATE OF OREGON,

County of Klamath

October 23, 1974

Personally appeared the above named
Gordon D. Hart & Dolores M. Hart,
husband and wife

and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4/27/75

STATE OF OREGON, County of

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Personally appeared

and

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

City of Klamath Falls

226 8th St

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

13974

EXHIBIT "A"

This conveyance is made subject to the following special conditions, which the City of Klamath Falls, the Grantee, agrees to perform:

- 1) That any above-ground installations shall be screened in a natural fashion compatible with the surroundings and shall not detract from the view of the surrounding property.
- 2) All electrical installations shall be underground.
- 3) Any realignment, by the Grantee, of the existing irrigation ditch shall have the approval of the Lakeshore Gardens Irrigation District.

STATE OF OREGON,
County of Klamath

Filed for record at request of

CITY OF KLAMATH FALLS OREGON

on this 25th day of OCTOBER A.D. 19 74

at 2:31 o'clock P.M. and duly

recorded in Vol. M 74 of DEEDS

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Wm D. MILNE, County Clerk

By *Hayden* Deputy

Fee \$ 11.00

Rel

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Oct 20 4 01 PM '74