

1-1-74

63207

WARRANTY DEED

Vol. 779 Page 4541



KNOW ALL MEN BY THESE PRESENTS, That LEOPOLD BAUMSTARK and MARIA BAUMSTARK, 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:

A piece or parcel of land situate in the SW1/4SW1/4 of Section 17, Township 38 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the Easterly line of the SW1/4SW1/4 of said Section 17, from which point the Southwest corner of said Section 17 bears South 10°14'30" West 905.8 feet and North 89°07' West 1320.8 feet distant; Thence North 10°14'30" East along said Easterly line of the SW1/4SW1/4 128.0 feet to a point; thence West 196.0 feet to a point; Thence South 10°14'30" West 77.93 feet to a point on the right of way line of a 50.0 foot radius cul-de-sac; thence along the curve of said cul-de-sac right of way, the long chord of which bears South 31°58'20" East 54.77 feet, 57.96 feet to a point; Thence South 88°45'30" East 165.95 feet 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 taxes for the fiscal year 1978-1979, a lien, not yet payable. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record 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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 15th day of February, 1979; 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)

Leopold Baumstark  
Maria Baumstark

STATE OF OREGON, } ss.  
County of Klamath  
February 15, 1979

Personally appeared the above named LEOPOLD BAUMSTARK and MARIA BAUMSTARK, husband and wife,

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

Before me:

Notary Public for Oregon

My commission expires: 9-19-80

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Leopold and Maria Baumstark  
5110 Alva Street  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

City of Klamath Falls  
226 South Fifth Street  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
City of Klamath Falls

P. O. Box 237  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of March, 1979, at 11:50 o'clock AM., and recorded in book M79 on page 4541 or as file/reel number 63207. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By \_\_\_\_\_ Recording Officer  
Deputy

Fee \$3.00

779 MAR 1 1979

ck  
3200