

KNOW ALL MEN BY THESE PRESENTS, That GEORGE F. CRAIN and LUCILLE CRAIN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CITY OF KLAMATH FALLS, 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:

PARCEL 1: A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 1, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point which is S. 89°52'12" W. 1811.71 feet, and N. 00°21'05" W. 327.24 feet from the East $\frac{1}{4}$ of said Section 1, said point being the Southeast corner of that tract of land described in Deed Volume 323, Page 233, as recorded in the Klamath County Deed Records; thence S. 89°52'12" W., along the South line of said Deed Volume, 200.00 feet; thence N. 00°21'05" W. 200 feet; thence N. 89°52'12" E. 200.00 feet; thence S. 00°21'05" E. 200.00 feet to the point of beginning.

PARCEL 2: A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 1, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the Southwest corner of Lot 2, Block 5, MOYINA MANOR, a duly recorded subdivision, said beginning point located S. 00°47'38" E. 1404.21 feet

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)

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 as herein stated,

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 \$ 49,000.00

~~However, the actual consideration of or includes other property or value given or received with the consideration indicated which is not stated in this deed.~~

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 6th day of May, 1980; 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)

George F. Crain
Lucille Crain

STATE OF OREGON,

County of KLAMATH

May

, 19 80.

STATE OF OREGON, County of _____

, 19 _____

Personally appeared _____

and

who, being duly sworn,

Personally appeared, the above named GEORGE F. CRAIN and LUCILLE CRAIN, husband and wife, 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 _____

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

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:

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

City of Klamath Falls
P.O. Box 237
Klamath Falls, Ore. 97601

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

City of Klamath Falls
P. O. Box 237
Klamath Falls, Oregon 97601

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 reel volume No. _____ on page _____ or as document fee file instrument microfilm No. _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Deputy

(Description continued)

from the North $\frac{1}{2}$ of said Section 1; thence N. $89^{\circ}12'22''$ E. 110.00 feet to the Southeast corner of said Lot 2; thence S. $00^{\circ}47'38''$ E. along the West line of Carlson Drive 50.00 feet to the Northeast corner of Lot 3, Block 5, First Addition to Moyina Manor, a duly recorded subdivision; thence S. $89^{\circ}12'22''$ W. along the North line of said Lot 3, 110.00 feet to the Northwest corner of said Lot 3; thence N. $00^{\circ}47'38''$ W. 50.00 feet to the point of beginning.

PARCEL 3: Lot 11, Block 5, TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4: All of Lot 44 and the Southwesterly 30 feet less the North-easterly 10 feet of Lot 43, MOYINA, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5: A tract of land situated in the SE $\frac{1}{4}$, Section 36, Township 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at the South $\frac{1}{2}$ corner of said Section 36; thence N. $27^{\circ}17'03''$ E. 1513.88 feet to a 2-inch galvanized iron pipe marking the initial point of Tract 1003, Third Addition to Moyina; thence S. $16^{\circ}15'45''$ E. 293.23 feet to a spike on the easterly line of said Tract 1003; thence N. $38^{\circ}37'25''$ E. 618.45 feet to a $\frac{1}{2}$ -inch iron pin marking the true point of beginning of this description; thence N. $39^{\circ}42'35''$ W. 87.48 feet; thence N. $38^{\circ}37'25''$ E. 125.00 feet; thence S. $39^{\circ}42'35''$ E. 148.74 feet; thence S. $38^{\circ}37'25''$ W. 125.00 feet; thence N. $39^{\circ}42'35''$ W. 61.26 feet to the true point of beginning, with bearings based on said Tract 1003, Third Addition to Moyina.

TOGETHER WITH an easement, including the terms and provisions thereof, for the construction and maintenance of a buried pipe line and for ingress to and egress from Parcel 5 above, which easement is recorded in Volume M-74, Page 4137, records of Klamath County, Oregon.

ALSO TOGETHER WITH a water line easement situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$, Section 36, Township 38 S., R. 9 E.W.M., and the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 1, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the East $1/16$ corner common to said Sections 36 and 1; thence S. $89^{\circ}42'00''$ W. 22.80 feet to the Southeast corner of the Second Addition to Moyina, a duly recorded subdivision; thence along the northeasterly boundary of said Second Addition to Moyina, N. $26^{\circ}33'45''$ W. 269.40 feet and N. $32^{\circ}10'45''$ W. 349.80 feet to the Northeast corner of said Second Addition to Moyina; thence N. $60^{\circ}11'06''$ E. 20.00 feet; thence S. $32^{\circ}10'45''$ E. 349.80 feet; thence S. $30^{\circ}12'45''$ E. 289.98 feet; thence S. $00^{\circ}33'00''$ E. parallel to the easterly line of Fourth Addition to Winema Gardens, a duly recorded subdivision, 666.59 feet; thence S. $89^{\circ}39'15''$ W. 20.00 feet to the Southeast corner of said Fourth Addition to Winema Gardens; thence N. $00^{\circ}33'00''$ W. along the easterly line of said Fourth Addition to Winema Gardens 666.52 feet to the point of beginning.

SUBJECT TO: (1) Rights of the public in and to any portion of the herein-described premises lying within the limits of streets, roads or highways. (2) Statutory powers, including the power of assessment, of South Suburban Sanitary District. (3) Statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District. (4) Grant of right of way, including the terms and provisions thereof, recorded in Volume 128, Page 267, records of Klamath County, Oregon, in favor of The California Oregon Power Company for pole and wire lines and other facilities for transmission of electricity. (Affects E $\frac{1}{2}$ SW $\frac{1}{4}$, Section 36) (5) Grant of right of way, including the terms and provisions thereof, recorded in Volume 284, Page 22, records of Klamath County, Oregon, in favor of The California Oregon Power Company for pole and wire lines and other facilities for transmission of electricity. (Affects SW $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{2}$ SW $\frac{1}{4}$, Section 36 and other property) (6) Grant of right of way, including the terms and provisions thereof, recorded in Volume 350, Page 453, records of Klamath County, Oregon, in favor of Pacific Power & Light Company for one anchor and guy. (Affects Lot 44 of Moyina) (7) Easements as contained in the plat dedication of Moyina. (Affects Parcel 4) (8) Reservations contained in the plat dedication of Moyina. (Affects Parcel 4) (9) Reservations as contained in the plat dedication of 1st Addition to Moyina Manor. (Affects Parcel 2) (10) Reservations as contained in the plat dedication of Third Addition to Moyina. (Affects Parcel 3) (11) Twenty-foot building setback from streets, as shown on the dedicated plat of Third Addition to Moyina. (Affects Parcel 3) (12) Sixteen-foot easement along the westerly portion of Lot and an 8-foot easement along the southerly lot line as shown on the dedicated plat of Third Addition to Moyina. (Affects Parcel 3) (13) Agreement for Easement,

including the terms and provisions thereof, recorded in Volume M74, page 4137, Microfilm records of Klamath County, Oregon. In favor of: George F. Crain and Lucille Crain. For: construction and maintenance of a buried pipeline, and ingress and egress. (Affects Parcels 3 and 4)

8346

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 6th day of May A. D. 19 80 at 2:44 o'clock ^P M., and

fully recorded in Vol. M80, of Deeds on Page 8346

Wm D. MILNE, County Clerk

By Bernard A. Hetch

Fee \$10.50