

31454

WARRANTY DEED

Vol. 183 Page 21104

MELVIN L. STEWART, MAURICE E. BERCOT and KENNETH L. TUTTLE, M. D., P. C., Employees Profit Sharing and Pension Fund for KENNETH L. TUTTLE, Grantors, warrant and convey to CITY OF KLAMATH FALLS, Oregon, a municipal corporation, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A tract of real property generally known as the Water Storage Area, located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 38 South, Range 9 East of the Willamette Meridian Base and Meridian, Klamath County, Oregon, and being more particularly described as follows: Beginning at the section corner common to Section 14, 15, 22 and 23, Township 38 South Range 9 East of the Willamette Base and Meridian, thence N. 0°38'06" W. along the boundary common to Sections 14 and 15, a distance of 792.02 feet; thence N. 42°22' W. a distance of 256.73 feet to the true point of beginning of this description; thence N. 28°40'30" W. 207.87 feet; thence N. 61°15' W., 172.93 feet; thence S. 9°08' W., 185.69 feet; thence S. 73°40'51" E. a distance of 292.61 feet to the true point of beginning containing 0.84 acres, more or less.

TOGETHER WITH a perpetual easement for utility lines over about 10.8 acres of land described as follows:

That portion of Section 28, 27, and 22 of Township 38 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon, lying within a strip of land 50 feet in width, the center line of which is described as follows:

Beginning at a point, same being on the half section line and 113.13 feet West of the S. W. corner of the N. W. $\frac{1}{4}$ of Section 27 N. 48°45' East, a distance of 366.84 feet to a point; thence North 38°15' East a distance of 494.7 feet to a point lying in Section 27; thence North 29°29' East a distance of 2196.5 feet; thence North 31°28' East a distance of 481 feet to a point; thence North 8°34' East a distance of 256 feet to a point; thence North 13°45' East a distance of 242 feet to a point; thence North 46°42' East a distance of 850 feet to a point; thence North 36°56' East a distance of 1408.9 feet to a point; thence North 44°21' East a distance of 260 feet to a point; thence North 31°36' East a distance of 730 feet to a point; thence North 20°43' East a distance of 345 feet to a point; thence North 3°57' West a distance of 959 feet to a point; thence North 27°05' West a distance of 530 feet to a point; thence North 23°15' West a distance of 330

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
1. WARRANTY DEED

Return to: City of Klamath Falls, Box 237, KF 097601

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feet to a point; thence North 15°30' East a distance of 131.3 feet, same being on Section line between Sections 15 and 22

TOGETHER WITH the perpetual right of joint use of road providing access to the above-described Water Storage area, said access roadway being a strip not to exceed 40 feet in width, lying 20 feet on each side of the following described center line:

Beginning at the Southeast corner of Section 15, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence N. 89°57'09" W. along the South boundary of said Section 15 a distance of 1552.84 feet to the centerline of the Old Fort Road as now located and constructed, and being the true point of beginning of this description; thence following the aforesaid centerline northward on the following courses: (1) along the arc of a 7.007° curve to the right a distance of 428.15 feet; (2) along the arc of a 3.997° curve to the left a distance of 353.98 feet; (3) N. 21°35' E. 210.76 feet; (4) along the arc of a 10.00° curve to the left a distance of 397.83 feet; and N. 18°12' W. a distance of 485.01 to the centerline of an existing road intersecting from the northeast; thence leaving the Old Fort Road and following the centerline of said intersecting road on the following courses: (1) along the arc of a 41.00° curve to the right a distance of 97.15 feet; (2) N. 21°38' E. 517.04 feet; (3) along the arc of a 29.00° curve to the right a distance of 440.59 feet; (4) S. 30°36' E. 106.86; (5) along the arc of 13.00° curve to the left a distance of 406.28 feet; (6) S. 83°25' E. 82.39 feet and (7) along the arc of a 30.00° curve to the right a distance of 393.39 feet, more or less.

SUBJECT TO AND EXCEPTING:

- (1) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; (2) Taxes for 1982-83 are a lien in an amount to be determined, but not yet payable; (3) Rights of the public in and to any portion of said premises lying within the limits of roads and highway, and boundary roads.

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

Until a change is requested, all tax statements shall be mailed to Grantee at: P.O. Box 237, Klamath Falls, OR 97601.

DATED this 8th day of December, 1983.

Melvin R. Stewart
Maurice E. Burt

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
2. WARRANTY DEED

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KENNETH L. TUTTLE, M. D., P.C.
Employees Profit Sharing and
Pension Fund for KENNETH L.
TUTTLE

By: Kenneth L. Tuttle
M D P C Tuttle

STATE OF OREGON)

County of Klamath)

ss. December 8, 1983.

Personally appeared the above-named MELVIN L. STEWART
and MAURICE E. BERCOT, and acknowledged the foregoing instrument
to be their voluntary act. Before me:

Barbara J. Senecal
Notary Public for Oregon

My Commission expires: 7/6/84

STATE OF OREGON)

County of Klamath)

ss. December 8, 1983.

Personally appeared the above-named KENNETH L. TUTTLE,
who, being duly sworn, that he is the President of Kenneth L.
Tuttle, M.C., P.C. Employees Profit Sharing and Pension Fund for
Kenneth L. Tuttle, and that said instrument was signed in behalf
of said corporation by authority of its Board of Directors and he
acknowledged said instrument to be its voluntary act and deed.
Before me:

Barbara J. Senecal
Notary Public for Oregon

My Commission expires: 7/6/84

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 12th day of Dec. A.D. 19 83

at 9:05 o'clock A M, and duly

recorded in Vol. M83 of Deeds

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EVELYN BIEHN, County Clerk

By Don Smith Deputy

Fee 12.00

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

3. WARRANTY DEED