

91937

BARGAIN AND SALE DEED

Vol. m88 Page 16069

KNOW ALL MEN BY THESE PRESENTS, That Edna M. Peterson

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the City of Klamath Falls, an Oregon municipal corporation, hereinafter called grantor, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A strip of land lying in Section 20, T.38S., R.9E., W.M., Klamath County, Oregon, and being portions of that property described in Vol. 165, page 673 of the official deed records of Klamath County and by Record of Survey number 2709. Said strip of land being more particularly described as follows:

Beginning at an iron pin marking the intersection of the North line of the Southern Pacific Railroad right-of-way and the westerly right-of-way of Biehn Street, said pin being 1293.13 feet East and 1028.35 feet South of the West quarter corner of Section 20, T.38S., R.9E., W.M.; running thence along the northerly railroad right-of-way, North 62°38'55" West 783.79 feet to the easterly right-of-way of the West Side Bypass (Highway 97); thence along said right-of-way, North 08°50'21" East 70.23 feet to the true point of beginning; thence leaving said right-of-way, North 09°34'46" East 262.17 feet to a point on the easterly right-of-way of the West Side Bypass (Highway 97); thence along said right-of-way South 18°40'33" West 164.70 feet; thence South 08°50'21" West 74.97 feet; thence South 35°59'07" East 35.11 feet to the true point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,900.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,900.00. The above consideration includes all taxes, fees, and charges payable by the grantor or grantee, and the grantor hereby warrants that the property is free from all liens, claims, and encumbrances, except as may be shown by the public records.~~

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 27 day of February, 1988, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON, Washington

County of Cowlitz

(ORS 194.570)

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____, a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

(If executed by a corporation, affix corporate seal)

The foregoing instrument was acknowledged before me this 18th day of May, 1988, by Edna M. Peterson

Notary Public for Oregon
My commission expires: June 10, 1990
Washington

Edna M. Peterson

Rt. 5 Box 1033

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

City of Klamath Falls

P. O. Box 237

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

City of Klamath Falls, City Recorder

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.

City of Klamath Falls (EXEMPT)

P. O. Box 237

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of Sept., 1988, at 10:02 o'clock A.M., and recorded in book/reel/volume No. M88 on page 16069 or as fee/file/instrument/microfilm/reception No. 91937, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Dorlene Mullins Deputy

Fee \$8.00

88 SEP 27 AM 10 02