

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL DAN BENTON and PATRICIA ANN BENTON, 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, the 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:

SEE LEGAL DESCRIPTION ON REVERSE OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances EXCEPT ALL THOSE RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED

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 \$ 15,500.00

~~It is hereby acknowledged that the above described premises are subject to the provisions of the Klamath Falls City Ordinance No. 93099, which is hereby incorporated by reference into this deed. The provisions of said ordinance shall be deemed to be a part of 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 31 day of July, 1990; 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.

STATE OF OREGON,

County of Jackson ) ss.  
July 31, 19 90

Personally appeared the above named

MICHAEL DAN BENTON

PATRICIA ANN BENTON

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

Before me:

Nancy J. Barner  
Notary Public for Oregon  
My commission expires: 5-5-92



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)

MICHAEL DAN BENTON &amp; PATRICIA ANN BENTON

832 W. 12th Street

Medford, OR 97501

GRANTOR'S NAME AND ADDRESS

City of Klamath Falls

500 Klamath Avenue

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

City of Klamath Falls

500 Klamath Avenue

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Name, address, and ZIP of the recording office.

City of Klamath Falls

500 Klamath Avenue

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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.

By \_\_\_\_\_ Recording Officer

\_\_\_\_\_ Deputy

MTC NO: 23948-DN

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears North 212.84 feet and South 89 degrees 05' East a distance of 483.44 feet from the 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North 0 degrees 55' East a distance of 678.86 feet to a point; thence North 59 degrees 52' East a distance of 142.52 feet to a point; thence South 0 degrees 55' West a distance of 750.26 feet to a point; thence North 89 degrees 05' West a distance of 122.1 feet to the point of beginning.

ALSO beginning at the Southeast corner of premises described in deed from May Switzler and husband to Glenn O. Waln and Bessie M. Waln, recorded March 2, 1945 in Book 173 at page 539, Deed Records of Klamath County, Oregon, which beginning point is also North 212.84 feet along the North and South center line and South 89 degrees 05' East 270.04 feet from the South 1/4 corner of Section 7, Township 38 South, Range 9 East of the Willamette Meridian; thence South 89 degrees 05' East 213.40 feet to the Southwest corner of premises described in deed from the Klamath Development Co., to Lillie Harris recorded August 12, 1931 in Book 83 at page 401, Deed Records of Klamath County, Oregon; thence North along the West line of the Harris premises 452.26 feet; thence North 89 degrees 05' 00" West 215.82 feet; thence South along the East line of said Waln premises 411.10 feet to the point of beginning.

Tax Account No: 3809 007DO 01900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day  
of Aug. A.D., 19 90 at 12:31 o'clock P. M., and duly recorded in Vol. M90,  
of Deeds on Page 15514.

FEE \$33.00

Evelyn Biehn County Clerk

By Douline Muelandere