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3731

08-01-95P03:53 RCVD
07-28-95A10:54 RCVD

WARRANTY DEED

Vol 1195 Page 20141
Vol 1195 Page 19765

MTCC35925 KR

CITY OF KLAMATH FALLS, a municipal corporation
Grantor(s) hereby grant, bargain, sell and convey to
FREMONT BRIDGE WETLANDS RESTORATION, L.L.C, a limited liability company
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
THIS CONVEYANCE IS MADE UPON THE EXPRESS CONDITION THAT THE GRANTEES OR
THEIR HEIRS SHALL NOT USE THE PREMISES FOR INDUSTRIAL, COMMERCIAL OR
RESIDENTIAL PURPOSES FOR TWENTY YEARS FROM THE DATE HEREOF, AND IF THE
PREMISES ARE USED FOR SUCH PURPOSES THE GRANTOR MAY RE-ENTER AND
TERMINATE THE ESTATE HEREBY CONVEYED.

and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1300 MAIN ST., KLAMATH FALLS, OR 07601

Dated this 27th day of July, 1995

**This instrument is being re-recorded to
show the grantee as taking title
after the filing date of the
LLC.**

CITY OF KLAMATH FALLS
BY: James R. Keller CITY MANAGER
JAMES R. KELLER

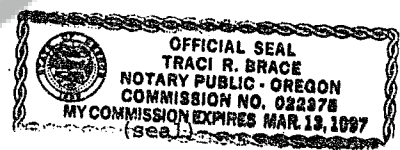
State of Oregon

County of KLAMATH

The foregoing instrument was acknowledged before me this 27th of July,
1995, by James R. Keller, ~~XXXXXXXXXXXX~~ City Manager
Secretary of City of Klamath Falls
a municipal corporation, on behalf of the corporation.

WITNESS My hand and official seal.

Traci R. Brace
Notary Public for Oregon
My Commission expires: 03/13/97



Return to:
FREMONT BRIDGE WETLANDS RESTORATION, LLC
1300 MAIN ST.
KLAMATH FALLS, OR 07601

EXHIBIT "A" LEGAL DESCRIPTION

The following described property situated in Klamath County, Oregon:

Beginning at the intersection of the Southeasterly line of Front Street with the Westerly line of California Street, thence Southeasterly along the Westerly line of California Street, 431 feet more or less to the Westerly line of the West side Highway now a part of the Oregon State Section Highway System as now constructed, thence Southwesterly along the Westerly line of said Highway 360 feet more or less to the shore line of Upper Klamath Lake, thence Northwesterly along the said shore line 150 feet to a point, thence in a Northeasterly direction 450 feet more or less to the point of beginning.

AND

Beginning at the intersection of the Southerly line of Front Street with the Westerly line of California Avenue, thence Westerly along the Southerly line of Front Street a distance of 133 feet; thence South 15 degrees 03 1/2' West 361 feet, more or less, to the shore line of Upper Klamath Lake; thence Southeasterly along the shore line of the lake 68 feet, more or less to the most Westerly corner of that certain tract conveyed to Donald J. Divens et ux by Deed recorded on page 56 of Volume 230, Deed Records of Klamath County, Oregon; thence Northeasterly along the Westerly line of said parcel of land, a distance of 450 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a portion of that property conveyed to Leonard R. and Mary Jean Putnam, husband and wife, by Deed Volume M78 at page 941, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

A twenty (20) foot wide strip of land lying Northerly of and parallel and contiguous with the Northerly right of way line of Lakeshore Drive (formerly State Secondary Highway No. 421), said strip beginning at the West right of way line of California Avenue and running Westerly and terminating at the high water line of Link River, said strip being measured at right angles to said Northerly right of way line.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the July A.D., 1995 at 10:54 o'clock A M., and duly recorded in Deeds on Page 19765

FEE \$35.00

INDEXED

By Bernetha G. Letsch, County Clerk



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day of Aug A.D., 1995 at 3:53 o'clock P M., and duly recorded in Vol. M95 on Page 20141

FEE \$10.00

By Bernetha G. Letsch, County Clerk