

6532

K-47521

BARGAIN AND SALE DEED

Vol. M95 Page 25658

KNOW ALL MEN BY THESE PRESENTS, That the City of Klamath Falls, an Oregon municipal corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald E. & Jean Rowlett 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 parcel of land located in the SW 1/4 of Section 6, T.39S., R.10E., W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 6 and 7, T.39S., R.10E., W.M.; thence N00°07'00"E 259.45 feet to a 5.8" iron pin; thence N49°37'00"E 627.09 feet to a 5/8" iron pin; thence N58°09'25"E 171.49 feet; thence N28°30'00"E 84.29 feet to the point of beginning for this description; thence N61°30'00"W 80.00 feet; thence N28°30'00"E 25.71 feet; thence S61°30'00"E 80.00 feet; thence S28°30'00"W 25.71 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 26th day of April, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

James R. Keller

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on , 19 ,

by This instrument was acknowledged before me on April 26th, 1995,

by James R. Keller

as City Manager

of the City of Klamath Falls, an Oregon municipal corporation

Traci P. Brace

Notary Public for Oregon

My commission expires 03-13-97



OFFICIAL SEAL
TRACI R. BRACE
NOTARY PUBLIC - OREGON
COMMISSION NO. 022378
MY COMMISSION EXPIRES MAR 13, 1997

City of Klamath Falls
500 Klamath Avenue
Klamath Falls, OR 97601
Grantor's Name and Address

Donald E. & Jean Rowlett
16799 HWY 66
Ashland, OR 97520
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Donald E. & Jean Rowlett
16799 HWY 66
Ashland, OR 97520

Until requested otherwise send all tax statements to (Name, Address, Zip):

Donald E. & Jean Rowlett
16799 HWY 66
Ashland, OR 97520

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 22nd day of Sept, 19 95, at 11:16 o'clock A.M., and recorded in book/reel/volume No. M95 on page 25658 or as fee/file/instrument/microfilm/reception No. 6532 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernatha G. Letach, Co. Clerk

Deputy

FEE: \$30.00

09-22-95A11:16 REV'D