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28160

WARRANTY DEED

Vol. m96 Page 35516KNOW ALL MEN BY THESE PRESENTS, That the City of Klamath Falls, an Oregon
municipal corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fred Fahner

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto
belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,

to-wit:

Parcel 1 of Land Partition Map 42-93 on file in the records of the
Klamath County Clerk's Office.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is
lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of
record and those apparent on the landand that
grantor will warrant and forever defend the 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 \$41,000.

However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols®, if not applicable, should be deleted. See ORS 93.030.)In construing this deed, where the context so requires, the singular includes the plural and all grammatical
changes shall be made so that this deed shall apply equally to corporations and to individuals.In Witness Whereof, the grantor has executed this instrument this 1st day of November, 1995;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
duly authorized to do so by order of its board of directors.

City of Klamath Falls

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.By: Todd Kellstrom
Todd Kellstrom, Mayor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on , 19 ,

by This instrument was acknowledged before me on November 1st , 1995 ,

by Todd Kellstrom
as Mayor
of the City of Klamath Falls, Oregon

Traci R. Brace

Notary Public for Oregon

My commission expires 03-13-97

City of Klamath Falls

500 Klamath Avenue

Klamath Falls, OR 97601

Grantor's Name and Address

Fred Fahner

2658 Fairway

Klamath Falls, OR 97601

Grantee's Name and Address

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

Fred Fahner

2658 Fairway

Klamath Falls, OR 97601

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

Fred Fahner

2658 Fairway

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, } ss.
County of Klamath }I certify that the within instrument
was received for record on the 12th day
of November, 1995, at
2:22 o'clock P.M., and recorded in
book/reel/volume No. M96 on page
35516 and/or as fee/file/instru-
ment/microfilm/reception No. 28160,
Record of Deeds of said County.Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross, Deputy.

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