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98 DEC 28 AM 11:17

Vol. 1191 Page 47227

STEPHEN J. KELLER AND
REBECCA A. HOPPE

Grantor's Name and Address
WIARD MEMORIAL PARK DISTRICT

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
WIARD MEMORIAL PARK DISTRICT
3830 LA MARADA RD
KLAMATH FALLS OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
WIARD MEMORIAL PARK DISTRICT
3830 LA MARADA RD
KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.
Witness my hand and seal of County
affixed.

NAME _____ TITLE _____
By _____, Deputy.

MTC 1396-9598

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that STEPHEN J. KELLER AND REBECCA A. HOPPE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
WIARD PARK MEMORIAL PARK DISTRICT
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
cuments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,
State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

AMERITITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

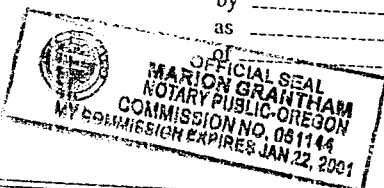
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ DONATION. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate
which) consideration. (The sentence between the symbols ☐ and ☒ 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 28 day of DECEMBER, 1998; if
grantor is a corporation, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Stephen J. Keller
STEPHEN J. KELLER
Rebecca A. Hoppe
REBECCA A. HOPPE

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on December 28, 1998,
by Stephen S. Keller and Rebecca A. Hoppe
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____



Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

47228

EXHIBIT "A" - LEGAL DESCRIPTION

(PARCEL 1 OF LAND PARTITION 51-98 WHEN FILED)

A TRACT OF LAND SITUATED IN THE SE1/4 SW1/4 OF SECTION 12
AND THE NE1/4 NW1/4 OF SECTION 13, T39S, R9EWM, KLAMATH COUNTY,
OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF
LOT 34 BLOCK 3 OF "TRACT 1127 - NINTH ADDITION TO SUNSET VILLAGE"
AND BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF HARLAN DRIVE;
THENCE, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, ON THE ARC OF
A CURVE TO THE LEFT (RADIUS POINT BEARS N42°33'00"E 330.00 FEET
AND CENTRAL ANGLE EQUALS 34°43'29") 200.00 FEET; THENCE, LEAVING
SAID RIGHT OF WAY LINE, S07°49'31"W 260.99 FEET TO THE NORTHERLY
RIGHT OF WAY LINE OF THE U.S.B.R. "A" CANAL; THENCE, ALONG THE
SAID NORTHERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE
LEFT (RADIUS POINT BEARS S46°07'51"W 2939.79 FEET AND CENTRAL
ANGLE EQUALS 03°34'51") 183.73 FEET AND N47°27'00"W 153.03 FEET
TO THE ADJUSTED SOUTHEAST CORNER OF SAID LOT 34 BLOCK 3, AS SHOWN
ON RECORD OF SURVEY 3440 ON FILE AT THE OFFICE OF THE KLAMATH
COUNTY SURVEYOR; THENCE N42°33'00"E 150.00 FEET TO THE POINT OF
BEGINNING, CONTAINING 1.08 ACRES.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day
of December A.D., 1998 at 11:17 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 47227

FEE \$35.00

By Bernetha G. Letsch, County Clerk