

1999 JUL 22 PM 2:08

MT47852-MG  
WARRANTY DEED

Vol. M99 Page 29280

State of Oregon, County of Klamath  
Recorded 7/22/99, at 2:08 p. m.  
In Vol. M99 Page 29280  
Linda Smith,  
County Clerk Fees \$30 - RR

JAKE, AN OREGON PARTNERSHIP, Grantor,

hereby grant, bargain, sell, warrant and convey to:

KLAMATH COMMUNITY COLLEGE/DISTRICT, A GOVERNMENTAL ENTITY, Grantee,  
SERVICE

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:

Lots 1 through 12 inclusive, Block 2, Lots 1 through 9 inclusive, Block 3, and Lots 1 through 3 inclusive, Block 4 of HILYARD TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting from Lot 3, Block 4, the South 60 feet deeded to Klamath County by Warranty Deed recorded March 2, 1968 in Volume M68, page 2239, and together with vacated streets and alleys which inurred thereto.

TAX ACCOUNT NO.:

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:

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 500,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 241 WILLIAMS AVENUE, KLAMATH FALLS, OR 97601

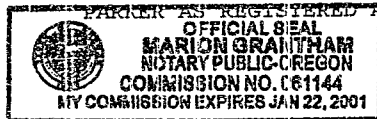
Dated this 21 day of July, 1999.

JAKE, AN OREGON PARTNERSHIP

BY: Katherine L. Parker  
KATHERINE L. PARKER, REGISTERED  
AGENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 21, 1999 by KATHERINE L. PARKER AS REGISTERED AGENT OF JAKE, AN OREGON PARTNERSHIP.



Marion Grantham  
Notary Public (for Oregon)

My commission expires 1/22/01

ESCROW NO. MT47852-MG

Return to:

KLAMATH COMMUNITY COLLEGE SERVICE DISTRICT  
241 WILLIAMS AVENUE  
KLAMATH FALLS, OR 97601