

NN

Wiard Memorial Park District

Vol M99 Page

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No., Records of said County.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Grantor's Name and Address

Stephen J. Keller
Rebecca A. Hoppe

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Stephen J. Keller

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

NAME TITLE

By Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Wiard Park Memorial District

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Stephen J. Keller and Rebecca A. Hoppe, as Tenants in Common 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached Legal description as Exhibit "A"

(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 \$. 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 , 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 on October 18, 1999; 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 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.

Leonard Harrington
Chairperson Board
Wiard Park Memorial District

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on

by This instrument was acknowledged before me on October 18, 1999
by Leonard Harrington
as Chairperson Board of Directors
of Wiard Park Memorial District



Sandra L. Foxor
Notary Public for Oregon
My commission expires 12/8/00

41440

EXHIBIT "A" - LEGAL DESCRIPTION

47228

(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, R9EW, 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°07'31"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 Admittable 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

FEES \$35.00

By Lillian [Signature] Bernice G. Leisch, County Clerk

State of Oregon, County of Klamath
Recorded 10/19/99, at 8:44 a. m.
In Vol. M99 Page 41439
Linda Smith,
County Clerk Fee \$ 35.00