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2000 JAN 18 AM 10:55

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STATE OF OREGON, } ss.
County of _____

Grantor's Name and Address

Grantee's Name and Address

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

City of Klamath Falls
500 Klamath Ave.
Klamath Falls, OR 97601

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

SPACE RESERVED
FOR
RECORDER'S USE

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.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _____ City of Klamath Falls, a Municipal Corporation

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____
Sykes Realty, Incorporated

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 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. other valuable

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00 and consideration. 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 9-28-99; 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.

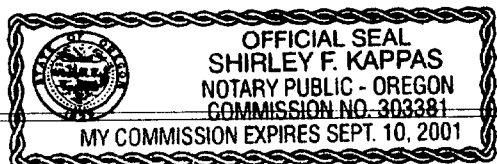
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

James R. Keller
James R. Keller, City Manager

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, by _____

This instrument was acknowledged before me on 9-28-99, by James R. Keller, as City Manager of City of Klamath Falls



Shirley F. Kappas
Notary Public for Oregon
My commission expires 9-10-01

A/26

EXHIBIT "A"

PARCEL 1:

Parcel 1 of Land Partition 34-97 being a portion of Lot 18, Block 1 of "TRACT 1174, COLLEGE INDUSTRIAL PARK", situated in the SW 1/4 SW 1/4, Section 17, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

A tract of land located in the SE 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of Parcel 1 of Land Partition 34-97, said corner being on the Southerly right of way line of Northern Heights Boulevard, 50.00 feet from centerline when measured at right angles to said centerline, said corner also being on the line between Sections 17 and 18; thence South 01 degree 14' 29" West along said section line and the West line of said parcel, 310.13 feet to the Northerly right of way line of Dan O'Brien Way, 50.00 feet from centerline when measured at right angles to said centerline; thence along said right of way line and along a non-tangent 868.50 foot radius curve to the left, 257.70 feet, said curve having a central angle of 17 degrees 00' 02", the chord of which bears North 61 degrees 31' 28" West, 256.75 feet to a point on non-tangency; thence leaving said Northerly right of way line and along said Southerly right of way line the following 4 courses: North 16 degrees 44' 41" East, 60.62 feet; thence along a tangent 150.00 foot radius curve to the right, 147.99 feet, said curve having a central angle of 56 degrees 31' 41", the chord of which bears North 45 degrees 00' 20" East, 142.06 feet to a point of Tangency; thence North 73 degrees 16' 28" East, 119.67 feet to said section line; thence South 01 degree 14' 29" West along said section line 5.30 feet to said Southerly right of way line and the point of beginning. The basis of bearings for this description is per Land Partition 34-97.

State of Oregon, County of Klamath
Recorded 1/18/00, at 10:55 a.m.
In Vol. M00 Page 1518
Linda Smith,
County Clerk Fee \$ 26⁰⁰