

AFTER RECORDING  
RETURN TO:  
City Recorder  
500 Klamath Avenue  
Klamath Falls, OR 97601

TAX STATEMENTS TO:  
City of Klamath Falls  
500 Klamath Avenue  
Klamath Falls, OR 97601

CLERK'S STAMP:

Vol M02 Page 6284

State of Oregon, County of Klamath  
Recorded 02/01/2002 11:10 p. m.  
Vol M02, Pg 6284-85  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

MR 54807-KR  
**WARRANTY DEED**

'02 FEB 1 AM 11:10

**Ross T. Fleming**, Grantor, conveys and warrants to **City of Klamath Falls, A municipal Corporation**, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Two (2) parcels of land situated in the NE¼ of Section 35, T39S, R9EWM, Klamath County, Oregon, being more particularly described in attached Exhibit "A".

Grantor covenants to and with Grantee, its successors and assigns, that Grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

The true and actual consideration for this transfer is \$93,060.

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.

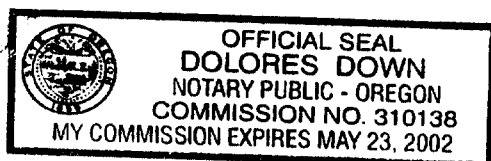
DATED this 15 day of January, 2002.

(X) Ross T. Fleming  
Ross T. Fleming

STATE OF OREGON           )  
  :SS  
County of Klamath        )

Personally appeared the above-named Ross T. Fleming this 15<sup>th</sup> day of January, 2002, and acknowledged the foregoing instrument to be his voluntary act.

BEFORE ME:



Dolores Down  
Notary Public for Oregon  
My Commission Expires: 5-23-2002

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**6285**

**PARCEL 1:**

That portion of the North half of the Northeast quarter of Section 35, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northeast corner of Section 35; thence along the easterly line of said section, South 00 degrees 05' 19" East, a distance of 140.00 feet to a point, said point being the true point of beginning; thence continuing along said bearing, a distance of 30.00 feet; thence leaving said section line, South 89 degrees 57' 00" West, parallel to the Northerly line of said Section, a distance of 788.08 feet; thence South 68 degrees 14' 00" West, a distance of 582.49 feet to a point on the Easterly line of the Northwest quarter of the Northeast quarter of said section; thence along said East line, South 00 degrees 04' 17" East, a distance of 932.67 feet to a point on the Southerly line of the North half of the Northeast quarter of said section; thence North 89 degrees 38' 57" West along said South line, a distance of 63.47 feet to a point on the Easterly boundary of Parcel of land recorded in Volume 326, Page 239, Deed Records of Klamath County, Oregon; thence North 21 degrees 46' 00" West along boundary of said parcel, a distance of 772.44 feet; thence North 68 degrees 14' 00" East, a distance of 215.00 feet; thence North 21 degrees 46' 00" West, a distance of 409.03 feet to a point on the Southerly margin of the United States Bureau of Reclamation Lost River Diversion Channel right of way, said margin being parallel and lying South, 140.00 feet distant from the said Northerly line of said section and conveyed by Warranty Deed recorded in Volume 30, Page 564, Deed Records of Klamath County, Oregon; thence leaving said parcel boundary North 89 degrees 57' 00" East along said margin, a distance of 1,629.97 feet to the true point of beginning.

**PARCEL 2:**

That portion of the Northwest quarter of the Northeast quarter of Section 35, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northeast corner of Section 35; thence along the Easterly line of said section, South 00 degrees 05' 19" East, a distance of 140.00 feet to a point on the Southerly margin of the United States Bureau of Reclamation Lost River Diversion Channel right of way, said margin being parallel and lying South, 140.00 feet distant from the Northerly line of said section and conveyed by Warranty Deed recorded in Volume 30, Page 564, Deed Records of Klamath County, Oregon; thence South 89 degrees 57' 00" West along said margin, a distance of 2,168.19 feet to the true point of beginning, said point being the Northwest corner of a parcel of land recorded in Volume 326, Page 239, Deed Records of Klamath County, Oregon; thence along the boundary of said parcel, South 21 degrees 46' 00" East, a distance of 608.30 feet; thence North 68 degrees 14' 00" East, a distance of 215.00 feet; thence South 21 degrees 46' 00" East, a distance of 744.50 feet to a point on the Southerly line of the North half of the Northeast quarter of said section; thence leaving said parcel boundary line, North 89 degrees 38' 57" West along said South line, a distance of 1,190.66 feet to the North center one-sixteenth corner of said section; thence North 00 degrees 03' 13" West along the North-South centerline of said section, a distance of 1,168.90 feet to a point on the Southerly margin of the United States Bureau of Reclamation Lost River diversion channel right of way; thence North 89 degrees 57' 00" East along said Southerly margin, a distance of 490.41 feet to the true point of beginning.