

MTC 54431-CB

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

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

State of Oregon, County of Klamath
Recorded 03/19/2002 11:00 A m.
Vol M02, Pg 16010-11
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs. 2

BARGAIN AND SALE DEED

Melvin L. Stewart and Mary Lou Stewart, Grantors, convey to City of Klamath Falls, a municipal corporation, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the NW¼ of Section 36, T38S, R9EWM, Klamath County, Oregon, being more particularly described on attached Exhibit "A".

The true and actual consideration for this transfer is \$10,200 in the form of City of Klamath Falls Water and Sewer Systems Development Charges credits.

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 26 day of October, 2001.

Melvin L. Stewart
Melvin L. Stewart

Mary Lou Stewart
Mary Lou Stewart

STATE OF OREGON)
 :SS
County of Klamath)

Personally appeared the above-named Melvin L. Stewart and Mary Lou Stewart this 26 day of October, 2001, and acknowledged the foregoing instrument to be their voluntary act. Before me:



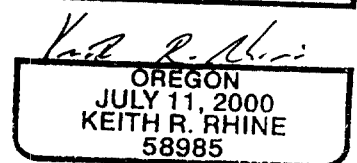
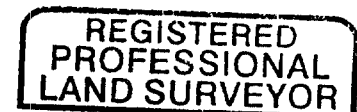
Karen A. Baker
Notary Public for Oregon
My Commission Expires: 9-20-05

Property Line Adjustment 20-01 Legal Description

A parcel of land situated in the Northwest one-quarter of the Northwest one-quarter of Section 36, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, City of Klamath Falls, Oregon, being a portion of Parcel 3 of Major Land Partition 22-91. Being more particularly described as follows:

Commencing at the West one-quarter corner of said Section 36, as shown on Major Land Partition 22-91 as recorded at the Klamath County Clerks office, thence South 89°58'32" West, 1302.15 feet to the center West one-sixteenth line; thence along said one-sixteenth line North 0°00'00" East, 1319.65 feet to a found 5/8 pin with cap per County Survey Number 5683 as filed at the Klamath County Surveyors office; thence continuing along said one-sixteenth line North 0°00'00" East, 187.56 feet to the TRUE POINT OF BEGINNING said point marked by a set 5/8 pin with cap per Property Line Adjustment 20-01 as filed at the Klamath County Surveyors office; thence leaving said one-sixteenth line, South 90°00'00" West, 127.49 feet to a set 5/8 pin with cap per said Property Line Adjustment 20-01; thence North 35°00'00" West, 229.22 feet to a set 5/8 pin with cap per said Property Line Adjustment 20-01; thence North 40°58'49" East, 140.15 feet to a found 5/8 pin with cap per Property Line Adjustment 24-99 as filed at the Klamath County Surveyors office; thence North 56°29'49" East, 118.14 feet to a found 5/8 pin with cap per said Property Line Adjustment 24-99; thence South 55°44'19" East, 82.90 feet to said one-sixteenth line, said point being marked by 5/8 pin with cap per said Property Line Adjustment 24-99; thence along said one-sixteenth line South 0°00'00" West, 28.40 feet; to a point on the Northerly line of that tract of land described in Volume M95, Page 35626, as recorded at the Klamath County Clerks Office said point being marked by a found 5/8 pin with cap per said Major Land Partition 22-91; thence leaving said one-sixteenth line and along said Northerly line, North 90°00'00" West, 67.08 feet, to the Westerly line of said tract of land; thence along said Westerly line South 0°00'00" East, 140.06 feet to a found 5/8 pin with cap per said Property Line Adjustment 24-99; thence continuing along said Westerly line South 0°00'00" East, 68.65 feet to the Southerly line said point being marked by a found 5/8 pin with cap per said Property Line Adjustment 24-99; thence along said Southerly line, North 90°00'00" East, 67.08 feet to said one-sixteenth line being marked by a set 5/8 pin with cap per said Property Line Adjustment 20-01; thence leaving said Southerly line, and along said one-sixteenth line South 0°00'00" West, 75.00 feet to the true point of beginning.

Containing 1.17 acres, more or less.



RENEWAL DATE: 12/31/02