

Grantor: KLAMATH COUNTY SCHOOL DISTRICT

Vol M03 Page 26154

Grantee: ROBERT ELLIS JAMISON

State of Oregon, County of Klamath
Recorded 04/23/2003 3:13 p m.
Vol M03 Pg 26154-55
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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AFTER RECORDING RETURN TO:

ROBERT ELLIS JAMISON

628 Pacific Terrace

Klamath Falls, OR 97601

MTC- 1396-4919

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BARGAIN AND SALE DEED

'03 APR 23 PM3:13

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH COUNTY SCHOOL DISTRICT, a District of the County of Klamath, State of Oregon, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto ROBERT ELLIS JAMISON, herein 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED.

SUBJECT TO the restriction that the tract of land contiguous with the South line of Lot 11 and Lot 6, Enterprise Tracts shall not be sold separately from both lots except pursuant to a land partition or subdivision.

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ other valuable consideration

However, the actual consideration consists of or includes other property or value given or promised which is the whole ~~XXXX~~ of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of April, 2003; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Tax statements shall be mailed to: ROBERT ELLIS JAMISON

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

KLAMATH COUNTY SCHOOL DISTRICT

X
By: Gary Weldon

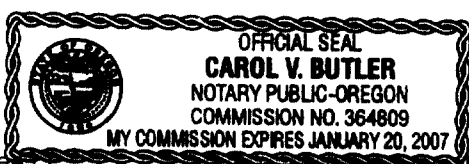
STATE OF Oregon

COUNTY OF Klamath

SS. _____

Personally appeared the above named Gary Weldon

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Carol V. Butler
Notary Public for Oregon
My commission expires January 20, 2007

EXHIBIT "A"

A TRACT OF LAND BEING A PORTION OF LOTS 6 AND 11 OF "ENTERPRISE TRACTS" AND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" ALUMINUM CAP STAMPED "KLAMATH COUNTY SURVEYOR, LS 659, 1996" MARKING THE WEST ONE-QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 01°05'22" WEST ALONG THE WEST LINE OF SAID SECTION 35, 313.35 FEET TO A POINT ON THE NORTH LINE OF SHADOW HILLS 1; THENCE ALONG SAID NORTH LINE, NORTH 56°00'02" EAST, 229.59 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 1 OF SAID PLAT; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°35'43" EAST, 330.10 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK AND THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°35'43" EAST, 335.29 FEET; THENCE SOUTH 80°58'15" EAST, 166.93 FEET TO THE SOUTHEAST CORNER OF LOT 34 OF SAID PLAT; THENCE SOUTH 00°30'40" WEST, 30.55 FEET; THENCE NORTH 89°33'16" WEST, 516.88 FEET TO A POINT ON THE EAST LINE OF LOT 1, BLOCK 2 OF SAID PLAT; THENCE ALONG SAID EAST LINE, NORTH 17°08'31" EAST, 57.65 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 26,109 SQUARE FEET OR 0.60 ACRES.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PARTITION PLAT NO. 60-97, KLAMATH COUNTY PLAT RECORDS.