

Grantor: ROBERT ELLIS JAMISON

Vol M03 Page 26157

Grantee: KLAMATH COUNTY

State of Oregon, County of Klamath  
Recorded 04/23/2003 3:13 p m.  
Vol M03 Pg 26157-58  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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AFTER RECORDING RETURN TO:  
KLAMATH COUNTY Board of Commissioners  
305 Main St.  
Klamath Falls, OR 97601

MTC - 13416-4921

'03 APR 23 PM 3:13

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT ELLIS JAMISON, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto KLAMATH COUNTY, a political subdivision of the State of Oregon, 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 portion of Lot 6, Enterprise Tracts being acquired by Klamath County shall not be sold separately from Parcel 3 of Land Partition 60-97 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 / part 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        day of                     , 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: KLAMATH COUNTY

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.

By: Robert Ellis Jamison  
ROBERT ELLIS JAMISON

STATE OF Oregon  
COUNTY OF Klamath

SS. April 9 2003

Personally appeared the above named ROBERT ELLIS JAMISON

and acknowledged the foregoing instrument to be HIS voluntary act.

Before me:

Susan E. Ager  
Notary Public for Oregon  
My commission expires Aug 1, 2005



26.00

## EXHIBIT "A"

A TRACT OF LAND BEING A PORTION OF LOT 6 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 89°35'44" EAST ALONG THE ONE-QUARTER SECTION LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF UPLAND WAY, BEING 30.00 FEET WIDE, 1016.50 FEET TO **THE POINT OF BEGINNING**. THENCE CONTINUING ALONG SAID ONE-QUARTER SECTION LINE AND SAID RIGHT-OF-WAY LINE, SOUTH 89°35'44" EAST, 361.70 FEET; THENCE SOUTH 01°43'05" WEST, 68.56 FEET TO THE NORTH LINE OF TRACT 1031, SHADOW HILLS-1, KLAMATH COUNTY OFFICIAL PLAT RECORDS; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR COURSES: THENCE NORTH 89°35'11" WEST, 115.22 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 45°24'49" WEST, 28.28 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 89°42'08" WEST, 60.02 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (THE LONG CHORD OF WHICH BEARS NORTH 44°35'11" WEST, 28.28 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89°35'11" WEST, 145.01 FEET TO THE NORTHWEST CORNER OF LOT 35, BLOCK 2 OF SAID PLAT; THENCE LEAVING SAID NORTH LINE, NORTH 00°30'40" EAST, 68.61 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 26,129 SQUARE FEET OR 0.60 ACRES.

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