

04 FEB 10 PM 3:17

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Vol M04 Page 08142



FOOTHILLS PINNACLE, LLC

Grantor's Name and Address
CITY OF KLAMATH FALLS

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
City of Klamath Falls,
Tom DeSanto

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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 02/10/2004 3:17 P m
Vol M04 Pg 8142-43
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

MITC-63951

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CITY OF KLAMATH FALLS, A MUNICIPAL SUBDIVISION OF THE STATE OF OREGON, 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 ATTACHED EXHIBIT "A"
Legal Description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto 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 than money. 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 ϕ , 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 February 6 2004; 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.

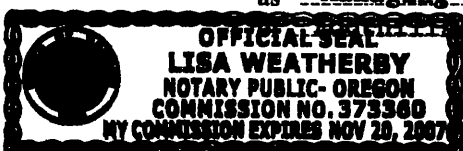
Melvin L. Stewart

Melvin L. Stewart - Managing Member
Foohills Pinnacle, LLC

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____,
by _____

This instrument was acknowledged before me on February 6, 2004,
by Melvin L. Stewart
as Managing Member



Foohills Pinnacle, LLC, an Oregon Limited Liability Company

Lisa Weatherby
Notary Public for Oregon

My commission expires 11/20/07

26.00 AM

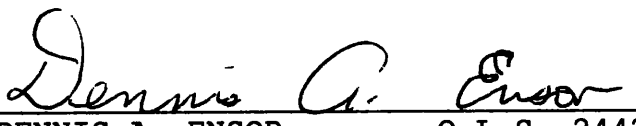
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EXHIBIT "A"
Legal Description

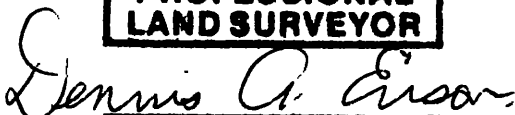
JANUARY 19, 2004

LEGAL DESCRIPTION
OF
ONE FOOT WIDE RESERVE STRIP

BEGINNING AT THE NORTHEAST CORNER OF LOT 52 OF "TRACT 1417 - EIGHTH ADDITION TO NORTH HILLS - PHASE 1", AS MARKED BY A 5/8" IRON PIN WITH TRU-LINE SURVEYING, INC. PLASTIC CAP; THENCE S25°58'51"W, ALONG THE WESTERLY RIGHT OF WAY LINE OF OVERLOOK WAY, 1.00 FOOT; THENCE S63°43'25"E 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OVERLOOK WAY; THENCE N25°58'51"E 1.00 FOOT TO THE NORTHWEST CORNER OF LOT 53 OF SAID "TRACT 1417"; THENCE N63°43'25"W 60.00 FEET TO THE POINT OF BEGINNING. THIS DEED IS INTENDED TO DESCRIBE THE NORTHEASTERLY ONE FOOT OF SAID OVERLOOK WAY CONTAINED WITHIN THE BOUNDS OF SAID "TRACT 1417" WHEN FILED.


DENNIS A. ENSOR O.L.S. 2442

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

EXPIRES 12/31/05