

04 FEB 18 PM 3:24

WJC - 63769 WJS

Vol M04 Page 09404

AFTER RECORDING RETURN TO:

Jerry M. Molatore  
426 Main Street  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 02/18/2004 3:24 p m  
Vol M04 Pg 9404-06  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

SEND TAX STATEMENTS TO

G. C. Musselman  
234 Tillicum Trl  
Woodland Park, CO 80863-8949

**BARGAIN AND SALE DEED**

G. C. MUSSELMAN, Grantor, conveys to ELDORADO HILLS APARTMENTS, LTD, an Oregon Corporation, Grantee, the following described real property located in Klamath County, Oregon:

See Attached Exhibit A


The true consideration for this conveyance is: Contribution to Corporation.

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 USES.

  
G. C. MUSSELMAN

STATE OF COLORADO       )  
  ) ss.  
County of Teller        )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2004, by G. C. MUSSELMAN.

  
Annie Adams  
Notary Public for Colorado  
My Commission Expires: 5-31-2005

GRANTORS' NAME AND ADDRESS:

G. C. MUSSELMAN  
234 Tillicum Trl  
Woodland Park CO 80863-8949

GRANTEE'S NAME AND ADDRESS:

ELDORADO HILLS APARTMENTS, LTD  
an Oregon Corporation  
234 Tillicum Trl  
Woodland Park CO 80863-8949

31.00

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

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; being a portion of vacated Block 8, Eldorado Heights Addition to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a ¾ inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Blvd.; thence South 89° 16' East along the Northerly line of Eldorado Blvd. a distance of 233.75 feet to a ¾ inch iron pipe marking the beginning of a 19° 23' 05" curve to the right and having a radius of 756.26 feet, thence along the arc of said curve a distance of 255.84 feet to the Southeasterly corner of parcel conveyed to the City of Klamath Falls by Deed recorded March 27, 1969, in Volume M69, page 2228, Microfilm Records of Klamath County, Oregon, and the True Point of Beginning of this description; thence continuing along the Northerly line of Eldorado Blvd. and along the arc of a 10° 45' 30" curve to the right having a radius of 756.26 feet, a distance of 142.00 feet to a point; thence leaving said Northerly line North 30° 21' 05" East a distance of 110.0 feet to a point on a curve which is parallel to, concentric and 110.0 feet distant radially from the Northerly right-of-way line of Eldorado Blvd.; thence Northwesterly along last mentioned curve an arc distance of 200.97 feet to the Northeasterly corner of said parcel conveyed to City of Klamath Falls; thence South 0° 47' West along the Easterly line of said parcel a distance of 115.69 feet to the True Point of beginning.

Tax Account No.: 3809-020DB-00500-000

Key No.: 170273

AND

A tract of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of vacated Block 8, Eldorado Heights, more particularly described as follows:

Beginning at a ¾ inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Blvd.; thence South 89° 16' East along the Northerly line of Eldorado Blvd. a distance of 233.75 feet to a ¾ inch iron pipe marking the beginning of a 30° 08' 35" curve to the right, having a radius of 756.26 feet; thence along the arc of said curve Southeasterly and along the Northerly line of Eldorado Blvd., a distance of 397.84 feet to an iron pin marking the Southeasterly corner of parcel conveyed by Harry R. Waggoner to P.H. Leeling, et al., by deed recorded June 14, 1977 in Volume M77, page 10392, Microfilm Records of Klamath County, Oregon, and the True Point of Beginning of this description; thence continuing along the Northerly line of Eldorado Blvd. and along the arc of a 10° 32' 40" curve to the right, having a radius of 756.26 feet, a distance of 139.16 feet to the Southeasterly corner of Lot 19, Block 8, now vacated; thence North 41° 26' 44" East along the Easterly line of said Lot 19, a distance of 110.0 feet to the Northeasterly corner thereof; thence

Northwesterly along the arc of a curve which is parallel with, concentric to, and 110 feet distant radially from the Northerly line of Eldorado Blvd. a distance of 160.46 feet, more or less, to the Northeasterly corner of said parcel described in Volume M77, page 10392; thence South 30° 21' 05" West along the Easterly line of last mentioned parcel a distance of 110.0 feet to the point of beginning.

LESS AND EXCEPT a parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 7 and 8 and vacated Clairmont Street, Eldorado Heights Addition to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 1" iron pipe marking the Southeasterly corner of Lot 19 of said Block 8; thence Southeasterly along the Northerly right of way line of Eldorado Boulevard a distance of 104.69 feet, said right of way line being the arc of a curve concave to the Southwest having a radius of 756.26 feet; thence North 49° 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence North 32° 04' 46" West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North 67° 19' 42" West a distance of 63.24 feet to the Northeast corner of Lot 19 of said Block 8; thence Northwesterly along the Northeasterly line of said Lot 19 a distance of 18.10 feet, said line being the arc of a curve concave to the Southwest having a radius of 866.26 feet; thence South 34° 59' 30" West a distance of 110.44 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence Southeasterly along said right of way line, said line being a curve concave to the Southwest having a radius of 756.26 feet, a distance of 6.31 feet to the point of beginning.

Tax Account No.: 3809-020DB-00600-000

Key No.: 170264