

04 MAY 27 AM 11:06

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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



NJC-50479

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Glenwood Regency Development LLC

Grantor's Name and Address

City of Klamath Falls
Tom DeSanto

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

City of Klamath Falls
Tom DeSanto

226 S 6th

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

Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/27/2004 11:06 a.m.
Vol M04 Pg 34000-01
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GLENWOOD REGENCY DEVELOPMENT 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 ^o, 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 May 25, 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 30.830.

Don Purio Managing Member
Glenwood Regency Development, LLC

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____
by _____

This instrument was acknowledged before me on 5.26.04
by Don Purio

Managing Member
Glenwood Regency Development, LLC



Notary Public for Oregon
My commission expires 6.19.04

2600 am

EXHIBIT "A"
LEGAL DESCRIPTION

34001

PARCEL 1

LEGAL DESCRIPTION OF ONE FOOT WIDE RESERVE STRIP

BEGINNING AT THE NORTHWEST CORNER OF LOT 28 OF "TRACT 1400 - REGENCY ESTATES - PHASE 2", AS MARKED BY A TRU-LINE SURVEYING, INC. PLASTIC CAP; THENCE S01°44'41"E ALONG THE EASTERLY RIGHT OF WAY LINE OF GLENWOOD DRIVE 1.00 FOOT; THENCE N89°58'56"W 60.03 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GLENWOOD DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE N01°44'41"W 1.00 FOOT; THENCE S89°58'56"E 60.03 FEET TO THE POINT OF BEGINNING. THIS DEED IS INTENDED TO DESCRIBE THE NORTHERLY ONE FOOT OF SAID GLENWOOD DRIVE CONTAINED WITHIN THE BOUNDS OF SAID "TRACT 1400" WHEN FILED.

PARCEL 2

LEGAL DESCRIPTION OF ONE FOOT WIDE RESERVE STRIP

BEGINNING AT THE NORTHWEST CORNER OF LOT 23 OF "TRACT 1400 - REGENCY ESTATES - PHASE 2", AS MARKED BY A TRU-LINE SURVEYING, INC. PLASTIC CAP; THENCE S10°46'25"W ALONG THE EASTERLY RIGHT OF WAY LINE OF REGENCY DRIVE 1.00 FOOT; THENCE N79°13'35"W 60.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF REGENCY DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE N10°46'25"E 1.00 FOOT; THENCE S79°13'35"E 60.00 FEET TO THE POINT OF BEGINNING. THIS DEED IS INTENDED TO DESCRIBE THE NORTHERLY ONE FOOT OF SAID REGENCY DRIVE CONTAINED WITHIN THE BOUNDS OF SAID "TRACT 1400" WHEN FILED.