

05 MAR 25 AM 11:18

Vol M05 Page 19860

After Recording Return to:
CITY OF KLAMATH FALLS
CITY RECORDER
500 KLAMATH AVENUE
KLAMATH FALLS OR 97601

Until a change is requested all tax statements
Shall be sent to the entity & address above.

State of Oregon, County of Klamath
Recorded 03/25/2005 11:18a m
Vol M05 Pg 19860-61
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Aspen 60855 mt

WARRANTY DEED
(INDIVIDUAL)

JERRY O. ANDERSON and ELIZABETH A. ANDERSON, husband and wife, herein called Grantors, convey(s) to **CITY OF KLAMATH FALLS**, an Oregon Municipal Corporation, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$625,000.00**.
(here comply with the requirements of ORS 93.930)

(25)
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.

Dated: **March 22, 2005**.

[Signature]
JERRY O. ANDERSON
[Signature]
ELIZABETH A. ANDERSON

STATE OF OREGON, County of **Klamath**) ss.

On March 24th, 2005, personally appeared the above named **JERRY O. ANDERSON and ELIZABETH A. ANDERSON** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

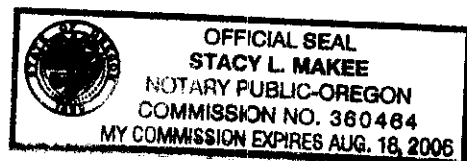
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00060855

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: Aug. 18, 2006

Official Seal



[Signature]

Exhibit A

PARCEL 1:

A parcel of land being a portion of Lots 3, 4 and 5, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 5, Block 3 and running North 06° 45' 00" West 214.58 feet; thence North 83° 15' 00" East 128.87 feet; thence South 43° 47' 09" East 67.99 feet; thence North 83° 15' 00" East 10.00 feet; thence South 8° 57' 40" East 80.07 feet; thence South 06° 46' 55" East 80.18 feet; thence South 83° 12' 58" West 182.95 feet to the point of beginning.

EXCEPTING THEREFROM the South 50 feet of above described parcel.

PARCEL 2:

The South 50 feet of the following described parcel:

A parcel of land being a portion of Lots 3, 4 and 5, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 5, Block 3 and running North 06° 45' 00" West 214.58 feet; thence North 83° 15' 00" East 128.87 feet; thence South 43° 47' 09" East 67.99 feet; thence North 83° 15' 00" East 10.00 feet; thence South 8° 57' 40" East 80.07 feet; thence South 06° 46' 55" East 80.18 feet; thence South 83° 12' 58" West 182.95 feet to the point of beginning.

EXCEPTING THEREFROM those portions lying within the boundaries of The Dalles-California Highway U.S. 97 and Burlington Northern Railroad.

PARCEL 3:

Lot 6 and 7, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 17 feet of said lot.

CODE 001.1 MAP 3809-032CA TL 02100 KEY 611261
CODE 001.1 MAP 3809-032CA TL 02200 KEY 611252
CODE 001.1 MAP 3809-032CA TL 02300 KEY 611270
CODE 001.1 MAP 3809-032CA TL 02400 KEY 611298