

M06-12626

Klamath County, Oregon

06/20/2006 11:52:10 AM

Pages 3 Fee: \$31.00



After recording return to:

City of Klamath Falls

500 Klamath Ave
Klamath Falls, OR
97601

Until a change is requested all tax statements
shall be sent to the following address:

City of Klamath Falls

Address as shown above.

THIS SPACE

File No.: 7021-811325 (MTA)

Date: June 01, 2006

STATUTORY WARRANTY DEED

RENOLD PASSIEN, Grantor, conveys and warrants to **CITY OF KLAMATH FALLS, an Oregon Municipal Corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$65,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 1st day of June, 2006.

31-F

Renold Passien
RENOLD PASSIEN

STATE OF Arizona)
County of Maricopa)ss.

This instrument was acknowledged before me on this 15 day of June, 2006
by **Renold Passien**.

Mary F. Anderson-Downey

Notary Public for State of Arizona
My commission expires: January 20, 2010

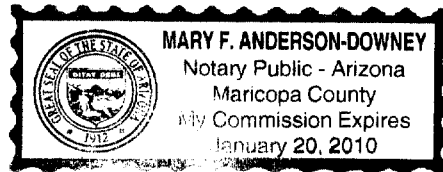


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

Beginning on the Southwesterly line of Seventh Street on a point 50 feet Northwest of the most easterly corner of Lot 1, Block 38 of Original Town of Linkville, now City of Klamath Falls, Oregon; thence Northwesterly along the Southwesterly line of Seventh Street, 65 feet; thence Southwesterly at right angles to Seventh Street 81 feet; thence Southeasterly parallel to Seventh Street, 65 feet; thence Northeasterly at right angles to Seventh Street, 81 feet to the place of beginning, being a part of Lots 1 and 2 of Block 38 of Original Town of Linkville, now City of Klamath Falls, Oregon.

SAVING AND EXCEPTING the Northwesterly 5 feet thereof heretofore conveyed to the City of Klamath Falls, a municipal corporation of the State of Oregon.

PARCEL 2:

A portion of Lots 1 and 2 in Block 38 of Original Town of Linkville, now City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 1 in Block 38 of Original Town of Linkville, now City of Klamath Falls; thence Southwesterly along the Northwesterly line of Klamath Avenue 71.24 feet to the Easterly corner of Deed Volume 71 page 564, recorded May 24, 1926 in Records of Klamath County, Oregon; thence Northwesterly along the Northeast line of said deed and at right angles to Klamath Avenue 50 feet; thence Northeasterly parallel with Klamath Avenue 71.24 feet; thence Southeasterly along the Southwesterly line of Seventh Street 50 feet to the place of beginning, being a part of Lots 1 and 2 of said Block and Addition.