

2006-024748

Klamath County, Oregon



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12/14/2006 11:22:16 AM

Fee: \$41.00

Return Recorded Document To:
Elisa Olson, City Recorder
500 Klamath Avenue
Klamath Falls, OR 97601

1st - 534417

**DEDICATION DEED
ROAD RIGHT-OF-WAY**

Yousef Saddi and Nuha Saddi as tenants by the entirety (hereinafter referred to as Grantor whether singular or plural), for and in consideration of valuable consideration as set out in part below, hereby dedicates to the **City of Klamath Falls and its successors and assigns** (hereinafter referred to as Grantee), a perpetual right-of-way for street, road, pedestrian access and utility purposes on, over, across, under, along and within the following described real property situated in the City of Klamath Falls, County of Klamath, State of Oregon, that is bounded and described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated by reference and made part of this document as though fully incorporated herein.

And generally shown on:

See Exhibit "B" attached hereto and incorporated by reference and made part of this document as though fully incorporated herein.

To have and to hold the above-described and dedicated rights forever for the uses and purposes hereinabove stated.

The true consideration for this conveyance is EIGHTY SIX THOUSAND SIX HUNDRED FORTY FIVE and No/100 DOLLARS (\$86,645.00) and other good and valuable consideration.

It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding until this document is accepted and approved by Grantee. By signing below, Grantee hereby accepts and approves the conveyance and dedication made herein.

DATED this 2nd day of November, 2006.

GRANTOR

GRANTEE

Accepted on behalf of the City of Klamath Falls

Yousef Saddi

By:

Jeff Ball, City Manager

Nuha Saddi

By:

Elisa D. Olson, City Recorder

41-F

STATE OF OREGON)
) ss.
County of Klamath)

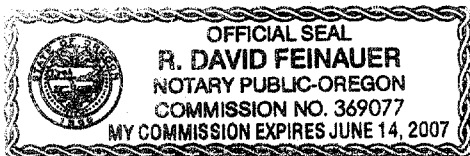
I hereby certify that I know or have satisfactory evidence that Yousef Saddi appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.



Date: November 2, 2006
R David Feinauer
Notary Public in and for the State of OR
My commission expires: 6/14/07

STATE OF OREGON)
) ss.
County of Klamath)

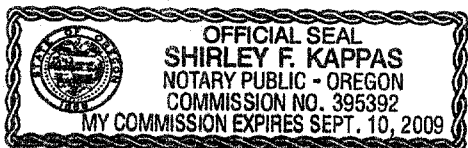
I hereby certify that I know or have satisfactory evidence that Nuha Saddi appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.



Date: November 2, 2006
R David Feinauer
Notary Public in and for the State of OR
My commission expires: 6/14/07

STATE OF OREGON)
) ss.
County of Klamath)

I hereby certify that I know or have satisfactory evidence that Jeff Ball appeared before me, being the City Manager of The City of Klamath Falls, OR, and acknowledged that they signed this instrument on behalf of said entity for the uses and purposes mentioned in this instrument.



Date: 11-5-06
Shirley F. Kappas
Notary Public in and for the State of OR
My commission expires: 9-10-09

STATE OF OREGON)
) ss.
County of Klamath)

I hereby certify that I know or have satisfactory evidence that ^SEliza D. Olson appeared before me, being the City Recorder of The City of Klamath Falls, OR, and acknowledged that they signed this instrument on behalf of said entity for the uses and purposes mentioned in this instrument.



Date: 12-5-06
Shirley F. Kappas
Notary Public in and for the State of OR
My commission expires: 9-10-09

EXHIBIT "A"

REVISED LEGAL DESCRIPTION OF: R20

TAX LOT 3909-04AA-5400

A parcel of land situated in the NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property described in Deed Volume M04, Page 89337, Klamath County Deed Records, being more particularly described as follows:

Beginning at the intersection of the easterly line of Parcel 2 of said property with the existing southwesterly right-of-way line of South Sixth Street, as widened by the Oregon State Highway Department in 1946; thence along said southwesterly right-of-way line, South 55°00'03" East, 168.01 feet; thence, leaving said southwesterly right-of-way line, South 27°04'24" East, 17.67 feet to the westerly of right-of-way line of Washburn Way, as described in Deed Volume M76, Page 14074, Klamath County Deed Records; thence, along said westerly right-of-way line, South 00°51' 14" West, 153.12 feet; thence leaving said westerly right-of-way line, North 55°00'03" West, 18.37 feet; thence North 02°28'38" East, 127.47 feet; thence North 27°04'48" West, 41.16 feet; thence North 55°00'51" West, 146.30 feet to said easterly line of Parcel 2; thence, along said easterly line, North 34°59'57" East, 8.28 feet to the point of beginning.

Containing 3,687 square feet.

3909-04AA
5500

3909-04AA
5400

N34°59'51"E
8.28

S55°00'03"E
168.01'

N55°00'51"W
146.30'

SOUTH SIXTH ST.

S27°08'24"E
17.67'

N27°04'46"W
41.16'

N02°28'38"E
127.47'

S00°51'14"W
153.12'

N55°00'03"W
18.37'

WASAHBURN WAY

SCALE 1" = 40'

EXHIBIT MAP
TAX LOT 3909-04AA-5400
REVISED FIGURE R20

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2000
KEITH R. RHINE
58985

RENEWAL DATE: 12-31-06

R-C
RHINE-CROSS
GROUP

RHINE-CROSS GROUP LLC
430 WALNUT AVE - P.O. BOX 909
KLAMATH FALLS, OREGON 97601

Phone: (541) 851-9405 Fax: (541) 273-9200