

2009-003094

Klamath County, Oregon



00061768200900030940030039

03/02/2009 03:24:49 PM

Fee: \$31.00

Space above this line for Recorder's use.

After recording, return to:

City of Klamath Falls

Attention: City Manager

500 Klamath Avenue

Klamath Falls, OR 97601

Send tax statements to:

(same)

Tax Parcel No. R773167

### BARGAIN AND SALE DEED

(ORS 93.860)

151 1180925

The State of Oregon, acting by and through the Oregon Military Department, Grantor, conveys to the City of Klamath Falls, a municipal corporation, Grantee, the following described real property, together with all improvements thereupon:

Lots 4, 5, 6, 7, 8, 9, 10, 21, 22, 23, 24, 25, 26 and 27, of Block 310 Darrow Addition to the City of Klamath Falls, according to the duly recorded plat thereof, on file in the office of County Clerk for Klamath County, Oregon

ALSO

That portion of vacated alley which inures to by ordinance No. 4725, which recorded July 08, 1995, in Volume 275, Page 515, Records of Klamath County, Oregon.

free of encumbrances except easements, encumbrances, restrictions and conditions of record, and such other encumbrances as are specifically set forth herein.

EXCEPTING AND RESERVING to itself, its successors, and assigns all minerals as defined in ORS 273.775(1), including soil, clay, stone, sand, and gravel, and all geothermal resources, as defined in ORS 273.775(2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, exploring for, mining, extracting, reinjecting, storing, drilling for, and removing, such minerals, materials, and geothermal resources. In the event use of the premises by a surface rights owner would be damaged by one or more of the activities described above, then such owner shall be entitled to compensation from state's lessee to the extent of the diminution in value of the real property, based on the actual use by the surface rights owner at the time the state's lessee conducts any of the above activities.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$1,328,000.00.

F31-

Dated this 27 day of February, 2009.

The State of Oregon, acting by and through  
the Oregon Military Department

By: Raymond F. Rees  
Raymond F. Rees, Major General  
As: Adjutant General

STATE of OREGON            )  
                                      ) ss:  
COUNTY of MARION        )

This instrument was acknowledged before me on 27<sup>th</sup> of February 2009,  
by Raymond F. Rees, Major General, acting under authority granted to him by the State of  
Oregon as Adjutant General of the Oregon Military Department.

Tracy Ann Gill  
Notary Public for Oregon  
My Commission Expires: March 1<sup>st</sup> 2010




**CERTIFICATE OF APPROVAL AND ACCEPTANCE OF CONVEYANCE  
(ORS 93.808)**

The City of Klamath Falls, a municipal corporation., hereby approves and accepts, pursuant to ORS 93.808, the conveyance from the State of Oregon, acting through the Oregon Military Department, to the City of Klamath Falls of the real property described in the bargain and sale deed to which this Certificate is attached.

A copy of this Certificate may be affixed to, and recorded with, the deed described above.

DATED this 25 day of February, 2009.

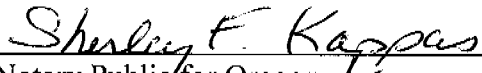
The City of Klamath Falls,  
A municipal corporation

By:   
Name: Rick Whitlock  
Title: City Attorney

STATE OF OREGON           )  
  ) ss.  
County of KLAMATH        )

This instrument was acknowledged before me on this 25 day of February, 2009, by Rick Whitlock as the City Attorney and authorized representative of the City of Klamath Falls, acting under authority granted to him by the City Council of the City of Klamath Falls.



  
Notary Public for Oregon  
My Commission expires: 9-10-09