

2009-011008

Klamath County, Oregon



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08/17/2009 02:39:59 PM

Fee: \$36.00

**AFTER RECORDING RETURN TO:**

City Recorder  
500 Klamath Avenue  
Klamath Falls, OR 97601

**GRANTOR:**

The City of Klamath Falls  
500 Klamath Avenue  
Klamath Falls, OR 97601

**GRANTEES:**

Ole B. and Valerie S. Opgrand  
2624 Memorial Drive  
Klamath Falls, OR 97601

**TAX STATEMENTS:**

Until requested otherwise,  
send all tax statements to:  
Ole B. and Valerie S. Opgrand  
2624 Memorial Drive  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

[Statutory]

**City of Klamath Falls**, Grantor, conveys to **Ole B. Opgrand and Valerie S. Opgrand**, husband and wife, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A Parcel of land legally described on the attached Exhibit A and depicted on Exhibit B.

The true and actual consideration paid for such transfer, stated in terms of dollars is One Thousand Three Hundred Sixteen and 88/100 Dollars (\$1,316.88). However, the actual consideration for this transfer also consists of or includes other property or value given which is part of the consideration.

Grantor conveys this property AS-IS, and the Grantees accept the property in the condition, known or unknown, existing at the time of this conveyance on the basis of Grantees' own examination and personal knowledge of the property; Grantees acknowledge that Grantees have made no representations or warranties relating to the property.

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. Notwithstanding the foregoing statutory notice, Grantees acknowledge that the property is not currently zoned for residential use, and Grantees agrees to make application for a zone change with the City of Klamath Falls within 60 days of this conveyance. The City agrees to waive the filing fees associated with such zone change, but Grantees shall be responsible for all other costs related thereto.

DATED this 17 day of August, 2009.

CITY OF KLAMATH FALLS

Jeffrey D. Ball  
Jeffrey D. Ball, City Manager – Grantor

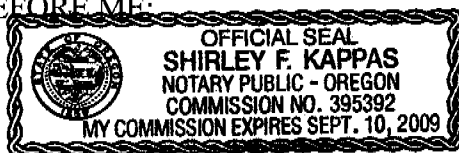
ATTEST:

Elisa D. Olson  
Elisa D. Olson, City Recorder

STATE OF OREGON           )  
                                          )ss.  
County of Klamath        )

On the 17th day of August, 2009, personally appeared Jeffrey D. Ball and Elisa D. Olson, who, each being first duly sworn, did say that the former is the City Manager and the latter is the City Recorder of the City of Klamath Falls, an Oregon municipal corporation, and that the instrument was signed on behalf of said municipal corporation; and each of them acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:



Shirley F. Kappas  
Notary Public for Oregon  
My Commission Expires: 9-10-09

STATE OF OREGON           )  
                                          )ss.  
County of Klamath        )

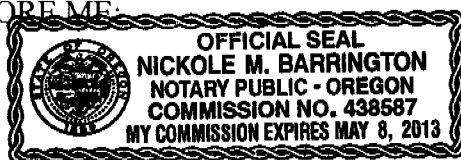
Ole B. Opgrand and Valerie S. Opgrand hereby accept the above described property from the City of Klamath Falls this 30th day of June, 2009.

Ole B. Opgrand  
Ole B. Opgrand

V. Opgrand  
Valerie S. Opgrand

Personally appeared the above-named Grantees this 30th day of June, 2009, and acknowledged the foregoing instrument to be their voluntary act.

BEFORE ME:



Nickole M. Barrington  
Notary Public for Oregon  
My Commission Expires: 5-8-2013

**LEGAL DESCRIPTION OF: PLA 8-09**

A Parcel of land situated in the NE1/4 of the NW1/4 of Section 8, Township 39 south, Range 9 East of the Willamette Meridian, Klamath County, being more particularly described as follows:

Beginning at the northwest corner of that property described in Deed Volume M00, Page 4227; thence, along the southwesterly line of that property described in said Deed Volume. South  $23^{\circ}53'40''$  East, 74.40 feet to the southwest corner of said Deed Volume; thence South  $66^{\circ}06'20''$  West, 15.00 feet; thence, parallel with the southwesterly right-of-way line of Memorial Drive, North  $23^{\circ}53'40''$  West, 74.40 feet; thence North  $66^{\circ}06'20''$  East, 15.00 feet to the point of beginning.

Containing 1116 square feet, more or less.

# Exhibit B

