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2010-007645

Klamath County, Oregon



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06/24/2010 08:48:41 AM

Fee: \$52.00

WARRANTY DEED

Grantor: Klamath County School District
10501 Washburn Way
Klamath Falls, OR 97603

Grantee: Klamath Falls City School District
1336 Avalon Street
Klamath Falls, OR 97603

Consideration: \$0.00 & Other

Send property tax statements to:
Superintendent
Klamath Falls City School District
1336 Avalon Street
Klamath Falls, OR 97603

After recording, return to:
James R. Uerlings
Boivin, Uerlings & DiIaconi, P.C.
803 Main Street, Ste 201
Klamath Falls, OR 97601

KNOW ALL MEN BY THESE PRESENTS, That Klamath County School District, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Klamath Falls City School District, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real property located at 2450 Summers Lane, Klamath Falls, Klamath County, Oregon; more particularly described on Exhibit A, attached hereto and incorporated by this reference.

Subject to the encumbrances as set forth on Exhibit B, attached hereto and incorporated by this reference.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 (other good and valuable consideration).

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

In Witness Whereof, the Grantor has executed this instrument this 16 day of June, 2010; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Gregory A. Thale
Superintendent, ~~Chairman of the Board~~
Klamath County School District

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on June 16, 2010, 2010 by
Gregory A. Thale, ~~Chairman of the Board~~ for Klamath County School District.
Superintendent

B. Jean Phillips
Notary Public for Oregon
My Commission Expires: 3-2-12

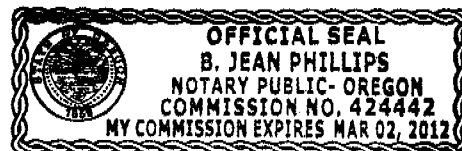
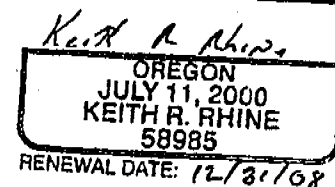


EXHIBIT A
DESCRIPTION FOR THE
ALTAMONT SCHOOL PROPERTY

A tract of land situated in the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the west line of Summers Lane and the south line of a 20 foot wide alley described as Parcel #2 and conveyed to Klamath County by Deed Volume 295 at page 135, said point being S.89°52'00"W., a distance of 30.00 feet and S.01°14'00"E., 192.03 feet from the brass monument which marks the quarter section corner common to Sections 2 and 3 of said Township 39 South, Range 9 East; thence continuing S.01°14'00"E. along the west line of Summers Lane to its intersection with the northeasterly line of the O.C. & E. Railroad right of way (100' wide); thence N.67°41'00"W. along said northeasterly line of said O.C. & E. Railroad right of way to an iron pipe from which the brass monument marking and accepted as the easterly quarter section corner of said Section 3, bears N.50°50'20"E., a distance of 1273.34 feet; thence N.53°42'15"E., a distance of 304.44 feet along a line shown on record of survey No. 1194 and described in Deed Volume M69 at page 148; thence N.00°20'55"W., a distance of 402.04 feet along a line shown on record of survey No. 1194 and described in Deed Volume M69 at page 148, to a point on the southerly boundary of Parcel #1 conveyed to Klamath County, Oregon for public road purposes by said Deed Volume 295 at page 135; thence southeasterly along said southerly line and the south line of the 20 foot wide alley described as Parcel 2 of said Deed Volume 295 at page 135, to the **Point of Beginning**. Bearings are based on record of survey No. 955 and No. 1194.



8. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Irrigation District.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage Service District.
10. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.
11. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
12. Reservation as contained in Deed recorded September 24, 1924 in Volume 64, page 461, Deed Records of Klamath County, Oregon.
13. An easement created by instrument, subject to the terms and provisions thereof,
Dated: April , 1956
Recorded: May 9, 1956
Volume: 283, page 54, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Conductors and overhangs
14. An easement created by instrument, subject to the terms and provisions thereof,
Dated: November 8, 1988
Recorded: November 30, 1988
Volume: M88, page 20206, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Transmission and distribution lines