



2015-002275
Klamath County, Oregon
03/16/2015 10:48:00 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

City of Klamath Falls, a Municipal
Corporation of The State of Oregon

Attention: Nathan Cherpeski,
500 Klamath Avenue

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

City of Klamath Falls, a Municipal
Corporation of The State of Oregon

Attention: Nathan Cherpeski,
500 Klamath Avenue

File No. 33675AM

STATUTORY WARRANTY DEED

Donald E. Niederhaus and Sharon E. Niederhaus, Trustees of the Niederhaus Family Trust Dated May 15, 1989,

Grantor(s), hereby convey and warrant to

City of Klamath Falls, a Municipal Corporation of The State of Oregon ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

The true and actual consideration for this conveyance is Pursuant to Property Line Adjustment 07-14.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10 day of March 2015

Donald E. Niederhaus and Sharon E. Niederhaus, Trustees,
of the Niederhaus Family Trust Dated May 15, 1989

BY: Donald E. Niederhaus, Trustee
Donald E. Niederhaus, Trustee

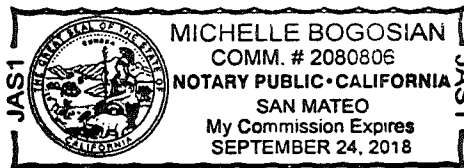
BY: Sharon E. Niederhaus, Trustee
Sharon E. Niederhaus, Trustee

State of California } ss
County of San Mateo

On this 10th day of March, 2015, before me, Michelle Bogosian
a Notary Public in and for said state, personally appeared Donald E. Niederhaus and Sharon E. Niederhaus, Trustees of the
Niederhaus Family Trust Dated May 15, 1989, known or identified to me to be the person(s) whose name(s) is/are subscribed to
the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Michelle Bogosian
Notary Public for the State of California
Residing at: Portola Valley, CA
Commission Expires: Sept 24, 2018



A parcel of Land being the Northerly 79.45 feet of Lot 4, Klamath Falls Industrial Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NE1/4 NW1/4 of Section 22 and the SE1/4 SW1/4 of Section 15, all in T39S R09E of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

BEGINNING on the Westerly right of way line of Altamont Drive at the Northeast corner of said Lot 4, Klamath Falls Industrial Park; thence Southerly 33.37 feet along the Westerly right of way line of Altamont Drive on a 636.75 foot radius curve to the left, through a central angle of $03^{\circ}00'11''$ (the long chord of which bears South $11^{\circ}55'13''$ West, 33.37 feet); Thence Southerly 47.21 feet along an offset spiral curve to the left (the long chord of which bears South $08^{\circ}35'21''$ West 47.21 feet); Thence, leaving said Westerly right of way line of Altamont Drive, North $89^{\circ}29'18''$ West, 686.80 feet to the Westerly line of said Lot 4; Thence along said Westerly line of said Lot 4, North $00^{\circ}51'11''$ East, 79.45 feet to the Northwest corner of said Lot 4; Thence, along the Northerly line of said Lot 4, South $89^{\circ}29'18''$ East, 699.56 feet to the point of beginning.

Basis of Bearings is Grid North of the Oregon Coordinate Reference System, Ben-Klamath Falls Zone.