



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

City of Klamath Falls, a Municipal Corporation of The
State of Oregon
500 Klamath Avenue, Attention: City Manager
Klamath Falls, OR 97601

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
500 Klamath Avenue, Attention: City Manager
Klamath Falls, OR 97601
File No. 39626AM

STATUTORY WARRANTY DEED

Klamath Limited Partnership, an Oregon Limited Partnership,

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:

Lots 1 through 26, inclusive, Block 7, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the vacated alley by Ordinance No. 4208, recorded November 30, 1940 in Volume 227, page 39, Deed Records of Klamath County, Oregon, which inured thereto.

EXCEPTING THEREFROM the Easterly 10 feet of Lots 1, 2, 3 and 4 as conveyed to the City of Klamath Falls by deeds recorded November 17, 1948 in Volume 226, pages 431 and 433, respectively.

CERTIFICATE #2016-1

The true and actual consideration for this conveyance is \$250,000.00.

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 6th day of October, 2015

Klamath Limited Partnership, an Oregon Limited Partnership

By: _____

John E. Batzer, General Partner

State of OREGON } ss
County of JACKSON }

On this 6th day of October, 2015, before me, Judy L. Trumble a
Notary Public in and for said state, personally appeared JOHN E. BATZER,
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.

J. Trumble
Notary Public for the State of OREGON
Residing at: ASHLAND OREGON
Commission Expires: 9-7-2016

