

**2016-012019**

**Klamath County, Oregon**



**00194953201600120190050053**

**11/09/2016 02:49:51 PM**

**Fee: \$62.00**

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**1. Title(s) of the Transaction(s)**

**Deed: Conveyance of Real Property**

**This deed is being recorded to correct deed previously recorded at 2016-011260 in which the Certification of Charges Paid pursuant to ORS 205.244 and Oregon House Bill 2127-A was omitted.**

**2. Direct Party/Grantor and address:**

**Henrietta Jo Anne Carson, Personal Representative  
Estate of Aubrey Barbara Gigler  
c/o William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, OR 97601**

**3. Direct Party/Beneficiary and address:**

**Wiard Memorial Park District  
2800 Wiard Street  
Klamath Falls, OR 97603**

**4. After recording return to:**

**Wiard Memorial Park District  
2800 Wiard Street  
Klamath Falls, OR 97603**

**5. Send all future tax documents to:**

**Wiard Memorial Park District  
2800 Wiard Street  
Klamath Falls, OR 97603**

**6. Consideration: \$0.00**

Returned at Counter

2016-011260

Klamath County, Oregon



00194064201600112600030037

10/21/2016 03:18:44 PM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Wiard Memorial Park District  
2800 Wiard Street  
Klamath Falls OR 97603

DEED

Henrietta JoAnne Carson, Personal Representative of the Estate of Audrey Barbara Gigler, Circuit Court for the State of Oregon for the County of Klamath, Case No. 1303502 CV, Grantor, conveys to the Wiard Memorial Park District, Grantee, all that real property in Klamath County, Oregon described on Exhibit A attached hereto and incorporated herein by this reference.

Grantor conveys the property to Grantee in fee simple subject to a condition subsequent for a period ending August 31, 2063. During this period, Grantee shall maintain the real property as a quiet, serene and reflective park area for community individuals to walk and sit without any playground equipment, picnic tables, picnic benches, dogs, barbeques or other such picnic like amenities, with the intent to allow for resident wildlife to freely roam and use the park area. Grantee shall mow the lawn areas and other wise maintain the real property. Grantor or her assignee may authorize and approve such uses consistent with neighborhood changes, if not inconsistent with maintenance of the park as a quiet, serene and reflective park to allow animals to freely roam.

Grantor or her assignee retains the right to terminate the estate during the described period should Grantee, or its successor, fail to maintain and operate the real property as provided above, then the interest of Grantee in the real property may be terminated, and legal title and possession of the real property may revert to and vest in Grantor, or her assign, to be held, managed, and distributed as provided in Article 4 of the Will of Audrey Barbara Gigler admitted to probate in the court described above. At the expiration of the 50-year period, Grantee shall hold title to the property free and clear of Grantor's right of reverter.

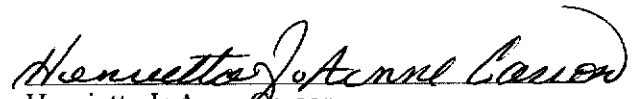
No consideration is stated in dollars for this transfer.

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

DEED - Gigler to Wiard Memorial Park District - 1

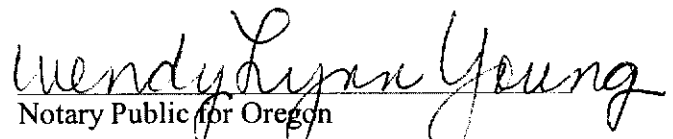
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, 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."

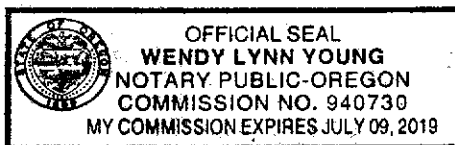
Dated this 20th day of September 2016.

  
Henrietta JoAnne Carson  
Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 20<sup>th</sup> day of September 2016 by Henrietta JoAnne Carson, in her capacity as Personal Representative of the Estate of Audrey Barbara Gigler.

  
Notary Public for Oregon  
My Commission Expires: 7-9-19



## **EXHIBIT A**

- 1.) Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 4 of ST. FRANCIS PARK subdivision, along with that portion of vacated Peck Boulevard lying South of the extension of the North line of Lot 20, Block 4 of ST. FRANCIS PARK subdivision and North of the North line of Lot 1 of FIRST ADDITION TO ST. FRANCIS PARK subdivision, also including the North ½ of vacated Cannon Avenue lying adjacent to Block 4 of ST. FRANCIS PARK subdivision, in the County of Klamath, State of Oregon.
- 2.) Lot 1, FIRST ADDITION TO ST. FRANCIS PARK, in the County of Klamath, State of Oregon.
- 3.) The North half of Lot 2, FIRST ADDITION TO ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

Klamath County, Oregon Tax lots R-3809-002CB-06800, 06900, and a portion of 07001.



**Certification of Charges Paid**  
(2015 Oregon Laws Chapter 96)

Certification #

2016-32

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

Henrietta JoAnne Carson, Personal Representative, Estate of Audrey Barbara Gigler

Grantee

Wiard Memorial Park District

Signed on (date)

9/20/2016

and for consideration of

\$ 0.00 (none)

Assessor's signature

*L. J. Hill*

Date

11/9/2016

150-310-411 (Rev. 10-15)

*Legal Description:*

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