

2022-001784

Klamath County, Oregon



00295332202200017840060061

02/10/2022 03:04:48 PM

Fee: \$107.00

After recording return to:

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

Returned at Counter

**BARGAIN AND SALE DEED**

**ASPEN REAL ESTATE, LLC an Oregon Limited Liability Company**, GRANTOR, conveys to the City of Klamath Falls, a Municipality, GRANTEE the following described property and warrants that it is free and clear of all monetary liens or encumbrances:

See Attached Exhibit A and B

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.

The monetary consideration for this conveyance is \$42,113.00

Dated this 16<sup>th</sup> day of DECEMBER, 2021

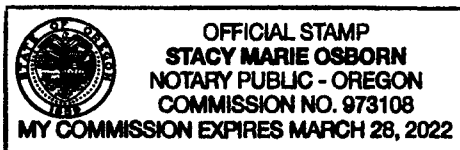
(See following pages for signatures and acknowledgement)

ASPEN REAL ESTATE, LLC

David Panossian President  
Name/Title

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Dec. 16, 2021,  
by David Panossian as President of ASPEN  
REAL ESTATE, LLC an Oregon Limited Liability Company.



Stacy M Osborn  
NOTARY PUBLIC FOR Oregon  
My Commission Expires: March 28, 2022

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Name/Title

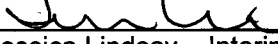
State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2021,  
by \_\_\_\_\_ as \_\_\_\_\_ of ASPEN  
REAL ESTATE, LLC an Oregon Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC FOR Oregon  
My Commission Expires: \_\_\_\_\_

Campus Drive/Daggett Avenue Roundabout

Pursuant to ORS 93.808, Grantee hereby accepts this conveyance  
Accepted on behalf of the City of Klamath Falls

By:   
Jessica Lindsay – ~~Interim~~ City Manager

Until a change is requested, all tax statements shall be sent to the following address – Exempt

Approved as to form:

  
City Attorney's Office

Campus Drive/Daggett Avenue Roundabout

**RIGHT OF WAY TAKE**  
**SE CORNER CAMPUS DRIVE AND DAGGETT AVE.**

A parcel of land, being a portion of Parcel 1 as described in Instrument No. 2006-017407 as filed at the Klamath County Clerk's Office, situated in the Southeast one-quarter of the Northwest one-quarter of Section 20, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at the Northwestern corner of that parcel of land described in Volume M69 at page 5894, as filed at the Klamath County Clerk's Office, said point also being the intersection of the Southerly right of way line of Daggett Avenue and the Easterly right of way line of Campus Drive; thence along said Easterly right of way line of Campus Drive, South  $01^{\circ}47'36''$  West, 58.13 feet to a point of non-tangent curvature; thence leaving said Easterly right of way line, along the arc of a 79.11 foot radius curve to the right through a central angle of  $13^{\circ}56'57''$  (the long chord of which bears North  $22^{\circ}15'23''$  East, 19.21 feet) and arc distance of 19.26 feet to a point of compound curvature; thence along the arc of a 186.40 foot radius curve to the right through a central angle of  $08^{\circ}56'07''$  (the long chord of which bears North  $33^{\circ}25'02''$  East, 29.04 feet) and arc distance of 29.07 feet to a point of compound curvature; thence along the arc of a 28.05 foot radius curve to the right through a central angle of  $32^{\circ}32'13''$  (the long chord of which bears North  $54^{\circ}43'06''$  East, 15.72 feet) an arc distance of 15.93 feet to a point of non-tangency; thence North  $83^{\circ}51'00''$  East, 10.88 feet; thence North  $06^{\circ}09'00''$  West, 4.82 feet to a point on said Southerly right of way line of Daggett Avenue; thence along said Southerly right of way line, North  $88^{\circ}39'54''$  West, 44.59 feet to the point of beginning.

Containing 918.52 square feet, more or less.

Basis of bearings is Grid North of the Oregon Coordinate Reference System (OCRS), Bend to Klamath Falls Zone.

*Only a portion of 3809-20BD-4500*



**Certification of Charges Paid**  
[Oregon Revised Statutes (ORS) 311.411]

Certification #

2022-02

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

Grantor

Aspen Real Estate LLC

Grantee

City of Klamath Falls

Signed on (date)

Dec 10, 2021

and for consideration of

\$ 42,113

Assessor's signature

Date

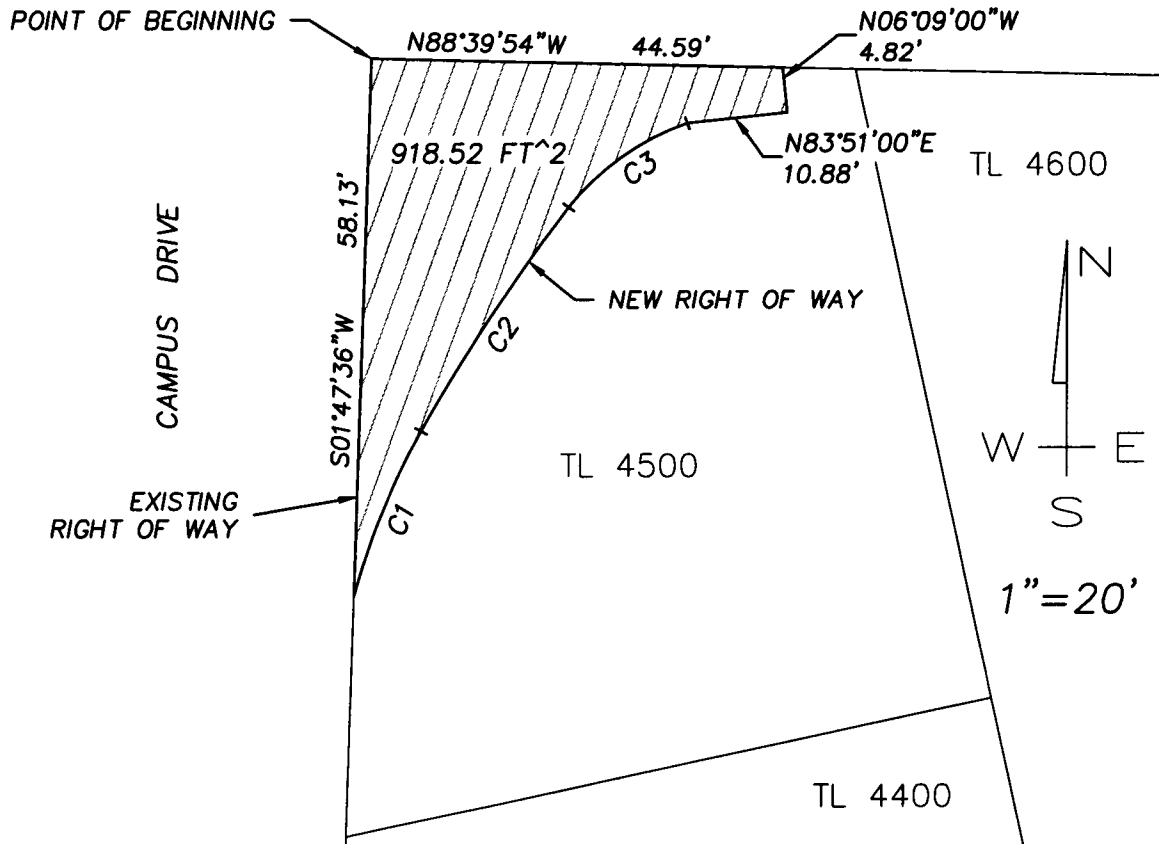
2-10-22

portion of 3809-2080-4500

# EXHIBIT MAP

RIGHT OF WAY TAKE AT SE CORNER OF CAMPUS DRIVE AND DAGGETT ST  
SITUATED IN THE SE1/4 OF THE NW1/4 OF SEC 20, T38S, R09E, W.M.

DAGGETT AVENUE



Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	79.11'	19.26'	13°56'57"	N22°15'23"E	19.21'
C2	186.40'	29.07'	8°56'07"	N33°25'02"E	29.04'
C3	28.05'	15.93'	32°32'13"	N54°43'06"E	15.72'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Keith R. Rhine*

OREGON  
JULY 11, 2000  
KEITH R. RHINE  
58985

RENEWAL DATE: 12-31-22

**R-C**  
RHINE-CROSS  
GROUP

**RHINE-CROSS GROUP** LLC

ENGINEERING - SURVEYING - PLANNING  
112 N 5th ST - SUITE 200 - P.O. BOX 909  
KLAMATH FALLS, OREGON 97601

Phone: (541) 851-9405

Fax: (541) 273-9200

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