

ATC-8-29203

OA 54501

## WARRANTY DEED

Vol. M &amp; S Page 16912

KNOW ALL MEN BY THESE PRESENTS, That THE PACIFIC CONFERENCE OF THE EVANGELICAL CHURCH OF NORTH AMERICA, an Oregon Non-Profit Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HASSAN HANGAFARIN and BATOOL SAMRAD, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

"THIS INSTRUMENT WILL 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 APPROVED USES."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

See Attached Exhibit "A"

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of September, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto, by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of \_\_\_\_\_ ss.

19.85

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

The Pacific Conference of the Evangelical Church of North America, an Oregon Non-Profit Corporation

By: X

By: X

STATE OF OREGON, County of Clackamas  
September 26, 1985

Personally appeared Roderick L. Brennehan and Victor E. Slaughter, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Pacific Conference of Evangelical Church

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Margaret Bennett  
Notary Public for Oregon

My commission expires: 4/21/86

(OFFICIAL SEAL)

If executed by a corporation, affix corporate seal

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hassan Hangafarin + Batool Samrad  
Rt. 5 Box 1069  
Klamath Falls, Oregon 97601

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

Hassan Hangafarin + Batool Samrad  
Rt. 5 Box 1069  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

OCT 17 PM 3 42

EXHIBIT "A"

16913

Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which point is at the NORtheasterly corner of the tract herein described, and from which point an iron pipe, marking the center of Section 7, bears North 6° 02' East along said Westerly right of way line a distance of 1230.3 feet; thence South 89° 49' East a distance of 489.5 feet; thence South 6° 02' West along said Westerly right of way line a distance of 90 feet; thence North 89° 49' West a distance of 486.5 feet; thence North 6° 02' East a distance of 90 feet; thence South 89° 49' East a distance of 486.54 feet to the point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Northside Drainage District.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
3. Easement, including the terms and provisions thereof, recorded December 26, 1984 in Book M-84 at page: 21417.
4. Rights of redemption under Land Sale Contract foreclosure, Suit No. 84-397CV, and such further exceptions as may appear upon the exercise thereof within the time allowed by law.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of October \_\_\_\_\_ A.D., 19 85 at 3:42 o'clock P M., and duly recorded in Vol. M85 day  
of \_\_\_\_\_ Deeds on Page 16912

FEE \$9.00

By Evelyn Biehn County Clerk

*John Smith*