

63261

WARRANTY DEED MTC-14339-L

Vol M80 Page 11574

KNOW ALL MEN BY THESE PRESENTS, That UNITED PENTECOSTAL CHURCH OF KLAMATH FALLS, OREGON, who acquired title as First United Pentecostal Church of Klamath Falls, an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST J. BORGMAN and DOROTHY J. BORGMAN, 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 LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY

"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."

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 EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, and that if any, as of the date of this deed, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ exchange. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of July, 1986; 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.

(If executed by a corporation, affix corporate seal)

By James W. Dillon
United Pentecostal Church of Klamath Falls,
Oregon
James W. Dillon, President

STATE OF OREGON, } ss.
County of _____, 19 _____

STATE OF OREGON, County of Klamath) ss.
7/1, 1986

Personally appeared James W. Dillon

who, being duly sworn, each of them did say that he is the president and secretary of the United Pentecostal Church of Klamath Falls, Oregon, a corporation, and that the seal affixed to the foregoing instrument is the seal of said corporation and that said instrument was signed and sealed in the half 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:
Samela J. Pence
Notary Public for Oregon
My commission expires: 8/16/88

Notary Public for Oregon
My commission expires: 8/16/88

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

United Pentecostal Church
of Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Ernest J. Borgman & Dorothy J. Borgman
2237 Lakeshore Dr
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the day of _____, 19 _____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

11577

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being a portion of Lot 3 and Lot 4 of an unrecorded plat prepared for Klamath Development Co. by William R. Canton dated May 15, 1930, more particularly described as follows:

Beginning at the Northeast corner of said Lot 4, from which the CE 1/16 corner of said Section 28 bears North 15° 13' West 583.29 feet and South 89° 10' 00" East 168.52 feet (said Northeast corner of Lot 4 bears West 1336.19 feet and South 541.18 feet from the 1/4 corner common to Sections 27 and 28 by Volume M73 page 3620 of the Klamath County Deed Records); thence South 15° 13' East, along the Easterly line of said Lot 4, 18.44 feet to the Northerly right-of-way line of Loma Linda Drive; thence along said right-of-way line along the arc of a curve to the left (radius point bears South 41° 43' 08" East 125.49 feet and central angle = 02° 40' 52") 5.87 feet, South 45° 36' West 118.68 feet and along the arc of a curve to the right (radius = 100.22 feet and Central angle = 35° 46' 57") 62.59 feet to a point on the Northerly line of said Lot 3; thence North 46° 29' East 192.17 feet to the point of beginning, containing 2925 square feet, more or less and with bearings based on Survey No. 4362 as recorded in the office of the Klamath County Surveyor.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 1st day of July A.D., 19 86
at 4:18 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 11576
Evelyn Biehn, County Clerk
By [Signature]

Fee, \$14.00

Deputy.

