

63282

WARRANTY DEED MTC-16837-4

Vol 7484 Page 11576

KNOW ALL MEN BY THESE PRESENTS, That ERNEST J. BORGMAN (who acquired title as hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by UNITED PENTECOSTAL CHURCH OF KLAMATH FALLS, OREGON, 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, 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 \$ 1,000.00 and that However, the actual consideration consists of or includes other property or value given or promised which is 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 1st day of July, 19 86, 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)

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

Personally appeared the above named Ernest J. Borgman and Dorothy J. Borgman and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Ernest J. & Dorothy J. Borgman

Ernest J. Borgman
Dorothy J. Borgman
STATE OF OREGON, County of Klamath } ss.
19 86

Personally appeared _____ and _____ 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 _____

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.

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

STATE OF OREGON, } ss.
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

GRANTOR'S NAME AND ADDRESS
United Pentecostal Church of Klamath Falls, Oregon
4721 Alpine Dr., Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
GRANTEE

NAME, ADDRESS, ZIP
GRANTEE
Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

11578

11579

A tract of land situated in the N $\frac{1}{2}$ 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 the Road as shown on an unrecorded Plat prepared for Klamath Development Co. by William R. Canton dated May 15, 1930, more particularly described as follows:

Beginning at the intersection of the Easterly edge of said Road and the Southerly right-of-way line of Loma Linda Drive, from which the CE 1/16 corner of said Section 28 bears North 15° 13' West 631.40 feet and South 89° 10' East 106.09 feet; thence South 15° 13' East, along said Easterly edge of road, 177.74 feet to the Northerly right-of-way line of Loma Linda Drive; thence South 34° 59' West, along said Northerly right-of-way line, 78.08 feet to the Westerly edge of said Road; thence North 15° 13' West, along said Westerly edge of Road, 206.09 feet to the Southerly right-of-way line of Loma Linda Drive; thence along said Southerly right-of-way line North 45° 36' East 27.56 feet and along the arc of a curve to the right (radius = 65.49 feet and central angle = 32° 41' 12") 37.36 feet to the point of beginning containing 11,720 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.
2. Subject to reservations as contained in Deed from Klamath County to Wilson Title and Abstract Company recorded in Deed Volume 277, page 350, Deed Records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath ss.

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 11578
By Evelyn Biehn, County Clerk
By [Signature] Deputy.
Fee, \$14.00

