

MTC # 16781 09-13152

65117

BARGAIN AND SALE DEED

Vol. 1180

Page

15109

KNOW ALL MEN BY THESE PRESENTS, That UNITED PENTECOSTAL CHURCH OF KLAMATH FALLS,
aka First United Pentecostal Church of Klamath Falls, an Oregon non-profit corporation,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto UNITED PENTECOSTAL
CHURCH OF KLAMATH FALLS, OREGON, an Oregon non-profit corporation,
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:
***aka United Pentecostal Church of Klamath Falls, Oregon

SEE REVERSE FOR LEGAL DESCRIPTION

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- Change vesting
of title
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 14th day of August, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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 the signer of the above is a corporation,
see the form of acknowledgment opposite.)

STATE OF OREGON,

(ORS 1-74.570)

County of _____ ss.

The foregoing instrument was acknowledged before
me this _____, 19 _____, by

Notary Public for Oregon

(SEAL)

My commission expires:

UNITED PENTECOSTAL CHURCH OF KLAMATH FALLS,

OREGON, an Oregon non-profit corporation,

aka First United Pentecostal Church of Klamath
Falls, an Oregon corporation, a United***

its authorized agent

Pentecostal Church of Klamath Falls, Oregon
STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this
_____ day of Aug., 19 86, by Pastor James W. Dillon,

President and

authorized agent for grantor

a non-profit corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 6-16-88

(SEAL)

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main Street
Klamath Falls, OR

NAME, ADDRESS, ZIP

(If a change is requested all tax statements shall be sent to the following address.)

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

DESCRIPTION

PARCEL 1

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 $15^{\circ} 13'$ West 631.40 feet and South $89^{\circ} 10'$ East 106.09 feet; thence South $15^{\circ} 13'$ East, along said Easterly edge of road, 177.74 feet to the Northerly right-of-way line of Loma Linda Drive; thence South $34^{\circ} 59'$ West, along said Northerly right-of-way line, 78.08 feet to the Westerly edge of said Road; thence North $15^{\circ} 13'$ 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 $45^{\circ} 36'$ East 27.56 feet and along the arc of a curve to the right (radius = 65.49 feet and central angle = $32^{\circ} 41' 12''$) 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.

PARCEL 2

That portion of the $N\frac{1}{2}SE\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is 1336.19 feet West and 541.18 feet South of the quarter section corner common to Sections 27 and 28, Township 38 South, Range 9 East of the Willamette Meridian; running thence South $15^{\circ} 13'$ East 401.9 feet; thence South $75^{\circ} 30'$ West 64.45 feet; thence South $46^{\circ} 29'$ West 337.53 feet; thence North $15^{\circ} 13'$ East 366.4 feet; thence North $46^{\circ} 29'$ East 410.73 feet to the point of beginning, lying wholly within the $SE\frac{1}{4}$ of Section 28 of said Township and Range. EXCEPTING any portion lying within Old Fort Road or Loma Linda Drive.

ALSO EXCEPTING, a tract of land situated in the $NW\frac{1}{2}SE\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being a portion of 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 $15^{\circ} 13'$ West 583.29 feet and South $89^{\circ} 10' 00''$ East 168.52 feet (said Northeast

corner of Lot 4 bears West 1336.19 feet and South 541.18 feet from the $\frac{1}{4}$ corner common to Sections 27 and 28 by Volume M73 page 3520 of the Klamath County Deed Records); thence South $15^{\circ} 13'$ 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 $41^{\circ} 43' 08''$ East 125.49 feet and central angle = $02^{\circ} 40' 52''$) 5.87 feet, South $45^{\circ} 36'$ West 118.68 feet and along the arc of a curve to the right (radius = 100.22 feet and Central angle = $35^{\circ} 46' 57''$) 62.59 feet to a point on the Northerly line of said Lot 3; thence North $46^{\circ} 29'$ 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22nd day
of August A.D. 19 86 at 8:39 o'clock A.M., and duly recorded in Vol. M86
of _____ Mortgages on Page 15109.

FEE \$9.00

Evelyn Biehn, County Clerk
By *Pam Smith*