

2000 OCT 24 AM 11:17

MT52277-KR  
WARRANTY DEED

Vol MOO Page 38720

YOUNG MEN'S CHRISTIAN ASSOCIATION OF KLAMATH COUNTY, OREGON, AN OREGON  
NON-PROFIT CORPORATION,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JUBILEE FELLOWSHIP, INC., AN OREGON NON-PROFIT CORPORATION,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT# 3809-34CA-300(WOP)

KEY# 443372 (WOP)

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 304.930.

The true and actual consideration for this conveyance is 89,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1313 OWENS, KLAMATH FALLS, OR 97601

Dated this 23<sup>rd</sup> day of October, 2000.

YOUNG MEN'S CHRISTIAN ASSOCIATION OF  
KLAMATH COUNTY, OREGON

BY: Samuel D. Porter  
SAMUEL D. PORTER, BOARD PRESIDENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 23, 2000 by  
SAMUEL D. PORTER, PRESIDENT OF THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF KLAMATH  
COUNTY, OREGON, AN OREGON NON-PROFIT CORPORATION.



Laurie E. Titus

(Notary Public for Oregon)

My commission expires Jan 20, 2003

ESCROW NO. MT52277-KR

Return to:

JUBILEE FELLOWSHIP, INC., AN OREGON NON-PROFIT CORPORATION  
1313 OWENS  
KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Tract 27 of ENTERPRISE TRACTS, in the W1/2 of Section 34,, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that certain property described in Deed Volume M67, Page 8610, of the Klamath County Deed Records, said tract of land being more particularly described as follows:

Beginning at the 5/8 inch iron pin marking the West one-quarter of said Section 34; thence North 89 degrees 40' 01" East a distance of 1,326.22 feet to a 1 1/4 inch galvanized iron pipe on the Northeast corner of Tract 38B, of said ENTERPRISE TRACTS, thence North 00 degrees 16' 55" West, along the West line of Tract 29, of said ENTERPRISE TRACTS, a distance of 83.49 feet to a 5/8 inch iron pin with aluminum cap, said point being on the Westerly right of way line of the State Highway; thence South 40 degrees 00' 00" East, along said right of way line, 7.95 feet to a 5/8 inch iron pin with aluminum cap marking State Highway Station 160+50; thence South 34 degrees 17' 22" East, along said right of way line, 100.50 feet to a 5/8 inch iron pin with aluminum cap marking State Highway Station 161+50; thence South 40 degrees 00' 00" East, along said right of way line, 1,224.40 feet to a 1/2 inch iron pin marking the TRUE POINT OF BEGINNING OF THIS DESCRIPTION; thence continuing along said right of way line, South 40 degrees 00' 00" East 325.60 feet to a 5/8 inch iron pin with aluminum cap marking State Highway Station 177+00; thence South 28 degrees 57' 45" West 80.99 feet to a 5/8 inch iron pin with aluminum cap on the Northerly right of way line of Eberlein Avenue; thence South 89 degrees 51' 55" West, along said Northerly right of way line, 364.55 feet to a 1/2 inch iron pin; thence North 31 degrees 11' 55" East 375.44 feet to the TRUE POINT OF BEGINNING of this description.

The bearings are based on the Oregon State Highway bearing of the centerline of the Eastside Bypass.

Said parcel is also delineated as Parcel 2 on Map of Survey by Westvold and Associates dated September, 1980 and filed with the Klamath County Surveyor on September 17, 1980 as Survey No. 3281.

State of Oregon, County of Klamath  
Recorded 10/24/00, at 11:17 a.m.  
In Vol. M00 Page 38720  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>