

03 MAR 12 AM 11:01

Vol M03 Page 14788

K59885-S  
WARRANTY DEED

State of Oregon, County of Klamath  
Recorded 03/12/2003 11:01 A m.  
Vol M03 Pg 14788-790  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

Grantor: Claude H. Gudge, Trustee of the Claude H. Gudge Trust dated December 7, 1993 and Lillian Bellshaw  
Grantee: Klamath Family Head Start, and Oregon Public Benefit Corporation  
Consideration: \$62,000.00

KNOW ALL MEN BY THESE PRESENTS, that Claude H. Gudge, Trustee of the Claude H. Gudge Living Trust dated December 7, 1993 and Lillian S. Bellshaw, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Klamath Family Headstart, an Oregon Public Benefit Corporation, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and 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:

Said property is described on Exhibit A, which is attached hereto and incorporated by their reference.

Subject to: Easements, rights of way of record and those apparent on the land.

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 those set forth above, and that 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 \$62,000.00.

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 30.930.

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K31. -

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In Witness Whereof, the Grantor has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 2003;  
if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person  
duly authorized to do so by order of its board of directors.

Claude H. Gudge - Trustee  
Claude H. Gudge, Trustee

STATE OF OREGON )  
Multnomah ) SS  
County of ~~Klamath~~ )

This instrument was acknowledged before me on March, 10, 2003 by Claude H. Gudge,  
Trustee of the Claude H. Gudge Living Trust.



Karen Harrison  
Notary Public for Oregon  
My Commission Expires: 9/9/05

Lillian S. Bellshaw  
Lillian S. Bellshaw

STATE OF OREGON )  
Multnomah ) SS  
County of ~~Klamath~~ )

This instrument was acknowledged before me on March, 10, 2003 by Lillian S. Bellshaw.

Karen Harrison  
Notary Public for Oregon  
My Commission Expires: 9/9/05

After recording, return to:  
Klamath Family Headstart  
509 Commercial Street  
Klamath Falls, OR 97601

Until requested otherwise,  
send all tax statements to:  
Klamath Family Headstart  
509 Commercial Street  
Klamath Falls, OR 97601



# NOTICE OF FEDERAL INTEREST

Exhibit A

TO ALL WHOM THIS MAY CONCERN, notice is hereby given that:

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1. In the matter of the ownership of real property purchased in Klamath County Oregon by the Klamath Family Head Start program through use of grant funding from the government of the United States of America.

2. The grantee owner of the property is: Klamath Family Head Start and Oregon public benefit corporation with it's main place of business being 509 Commercial Street, Klamath Falls, County of Klamath, State of Oregon.

3. Under the terms of the grant which provided funding for purchase the government of the United States of America has an interest in the real property commonly known as:

31748 Mission, in the city of Bonanza, County of Klamath, State of Oregon,  
and more particularly described:

Lots 5 and 6, Block 60, Grandview Addition to the town of Bonanza, in the County of Klamath, State of Oregon. Code map 11, map 3911-10CB, tax lot 1900;

4. Under the terms of the grant for the funding to purchase the property the following information is hereby provided:

4.1 The date of the award of funds for purchase if the property was: December 4, 2002;

4.2 The grant incorporated conditions which include restriction on the use of the property and provide for a Federal interest in the property;

4.3 The property may not be used for any purpose inconsistent with that authorized by the Head Start Act and applicable regulations;

4.4 The property may not be mortgaged or used as collateral, sold or otherwise transferred to another party, without the written permission of the responsible United States Department of Health and Human Services official;

4.5 The terms and the conditions of the funding grant and its requirements cannot be altered or nullified through transfer of ownership.

5. All persons should be advised that the government of the United States of America through the Department of Health and Human Services (HHS) has a legal interest in the aforementioned real property.

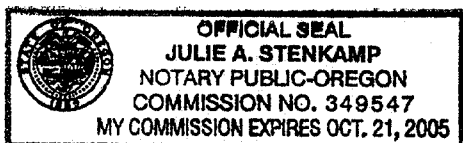
This notice is given pursuant to the provisions of ORS 93.740 and in accordance with 45 CFR Part 1309.20 Subpart C.

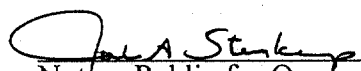
Dated this 25<sup>th</sup> day of February, 2003.

  
Barbara M. Dilaconi, OSB #91151  
Attorney for Klamath Family Head Start

STATE OF OREGON )  
County of Klamath ) ss:

On February 25, 2003, the foregoing instrument was personally acknowledged before me by Barbara M. Dilaconi.



  
Notary Public for Oregon  
My Commission Expires: 10/21/05

After recording return to:

Barbara M. Dilaconi, Attorney at Law  
803 Main Street, Suite 201  
Klamath Falls, Oregon 97601