



MTC- 58042 KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
 CITY OF KLAMATH FALLS, AN OREGON
 MUNICIPAL CORPORATION
 500 KLAMATH AVENUE
 KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
 Recorded 04/24/2003 10:53 a m.
 Vol M03 Pg 26438-39
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

Until a change is requested all
 tax statements shall be sent to
 The following address:

CITY OF KLAMATH FALLS, AN OREGON
 MUNICIPAL CORPORATION
 500 KLAMATH AVENUE
 KLAMATH FALLS, OR 97601

Escrow No. MT58042-KR

WARRANTY DEED

HOSANNA CHRISTIAN SCHOOL, INC., AN OREGON NONPROFIT CORPORATION, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 CITY OF KLAMATH FALLS, AN OREGON MUNICIPAL 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

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.

The true and actual consideration for this conveyance is \$150,000.00.

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.

Dated this 23rd day of April, 2003.

HOSANNA CHRISTIAN SCHOOL, INC., AN OREGON NONPROFIT CORPORATION

BY:

Teresa L. Dovel Vice Chairman
 TERESA L. DOVEL, PRESIDENT DAVID C. LOSER, VICE CHAIRMAN

BY:

Ron Barnes Chairman
 RON BARNES, SECRETARY CHAIRMAN

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on April 23, 2003 by TERESA L. DOVEL, ~~PRESIDENT~~ OF HOSANNA CHRISTIAN SCHOOL, INC., AN OREGON NONPROFIT CORPORATION. *see below



Kristil Redd
 (Notary Public for Oregon)
 My commission expires 11/16/2003

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the NE1/4 NW1/4 and the SE1/4 of the NW1/4 lying Southeast of the U.S.B.R. A-3 Lateral Canal Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the SE1/4 of the NW1/4 and NE1/4 NW1/4 described as follows:

A tract of land situated in the NE1/4 NW1/4, SE1/4 NW1/4, SW1/4 NE1/4 Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marking the Southwest corner of Block 6, Tract 1035, GATEWOOD, a duly recorded subdivision, said point being North 00 degrees 14' 05" West 30.00 feet from the center 1/16 corner of said Section 14; thence North 89 degrees 58' 56" West parallel to and 30 feet Northerly of the Southerly line of the NE1/4 NW1/4, said Section 14, 484.88 feet; thence South 00 degrees 01' 04" East 358.74 feet; thence South 30 degrees 55' 12" East 324.33 feet; thence South 01 degrees 44' 41" East 428.54 feet; thence North 88 degrees 15' 19" East 20.00 feet; thence South 01 degrees 44' 41" East 170.00 feet to the Northerly right of way line of the 1-C-7 U.S.B.R. drain; thence along said right of way line, North 88 degrees 15' 19" East 120.00 feet to the centerline of Glenwood Drive extended Northerly, continuing along said right of way line, North 88 degrees 15' 19" East 540.01 feet, North 10 degrees 46' 25" East 1175.49 feet, North 01 degrees 17' 15" West 29.44 feet to the Northerly line of the SW1/4 NE1/4, said Section 14; thence leaving said right of way line, North 89 degrees 58' 56" West 598.53 feet to the center 1/16 corner of said Section 14; thence North 00 degrees 14' 05" West 30.00 feet to the point of beginning, with bearings based on said Tract 1035, Gatewood.

AND EXCEPTING THEREFROM all that portion thereof lying within the SE1/4 NW1/4.