

**WARRANTY DEED**

LEONARD H. SANDWICK and DENISE SANDWICK, as Trustees of the SANDWICK 1990 TRUST, Grantor, conveys and warrants to CORNERSTONE CHRISTIAN FELLOWSHIP OF KLAMATH FALLS, INC., Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Beginning at the most southerly corner of Lot 4 in Block 48 of Nichols Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence northeasterly along the northwesterly line of Main Street a distance of 83.75 feet, more or less, to the easterly line of the Evans Building; thence northwesterly along the easterly side of the wall of Evans Building, a distance of 120 feet, more or less, to the northwesterly line of Lot 3 in said Block 48; thence southwesterly along the line between Lots 3 and 6 and 4 and 5 in said Block 48, a distance of 83.75 feet, more or less, to the northerly line of 10th Street; thence southeasterly along the northerly line of 10th Street, a distance of 120.00 feet, more or less, to the point of beginning, being all of Lot 4 and a portion of Lot 3 of said Nichols Addition, along with the northeasterly vacated 0.33 feet of 10th Street adjacent to said Lot 4, which portion was vacated by Ordinance No. 5437, dated July 22, 1964, recorded April 15, 1965, in Volume 360, Page 598, Deed Records of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM, portion conveyed by Joy M. Rolph, et. al., to the City of Klamath Falls, Oregon, by Deed recorded in Deed Volume 305, Page 346, Records of Klamath County, Oregon, being the northwesterly 2 feet of the above described property.

The above said property is conveyed subject to: Rights of the public in and to any portion of the property lying within the limits of streets, roads or highways; easements and rights of way of record and those apparent on the land; conditions, covenants, reservations and restrictions of record.

The true consideration paid for this conveyance is \$185,000.00.

SUBJECT TO THE FOLLOWING LAW:

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

State of Oregon, County of Klamath  
Recorded 07/07/2003 3:10 p. m.  
Vol M03 Pg 46619-20  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## SANDWICK 1990 TRUST

By Leonard H. Sandwick  
Leonard H. Sandwick

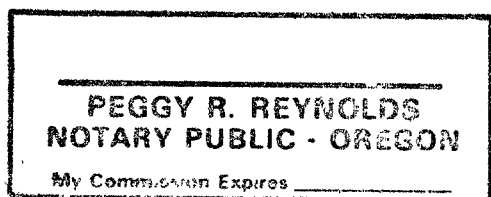
By Denise Sandwick  
Denise Sandwick

STATE OF OREGON     )  
                              ) ss  
County of Klamath )

This Instrument was acknowledged before me on December <sup>30th</sup>~~20~~, 1991, by Leonard H. Sandwick and Denise Sandwick, as Trustees of the Sandwick 1990 Trust, 1991.

(SEAL)

Peggy R. Reynolds  
Notary Public for Oregon  
My commission expires: 12-5-92



After recording return to: Cornerstone Christian Fellowship of Klamath Falls, Inc., 1001 Main Street, Klamath Falls, OR 97601.

Send tax statements to: Cornerstone Christian Fellowship of Klamath Falls, Inc., 1001 Main Street, Klamath Falls, OR 97601.