

04 FEB 11 PM 3:01

WTC - 64010 MS



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
LIFE COMMUNITY CHURCH
937 WASHINGTON STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 02/11/2004 3:01 p m
Vol M04 Pg 8265-66
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

LIFE COMMUNITY CHURCH
937 WASHINGTON STREET
KLAMATH FALLS, OR 97601

Escrow No. MT64010-MS

STATUTORY WARRANTY DEED

MARK C. GROVES and TERRIE D. GROVES, as tenants by the entirety, Grantor(s) hereby convey and warrant to LIFE COMMUNITY CHURCH, A NON-PROFIT ORGANIZATION, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

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

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$17,000.00.

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 10th day of Feb, 2004

MARK C. GROVES

TERRIE D. GROVES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/10/04 by MARK C. GROVES and TERRIE D. GROVES.



(Notary Public for Oregon)
My commission expires 12/20/06

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The Westerly 25 feet 9 inches of Lot 2, Block 51 of NICHOLS ADDITION and the Southerly 2 feet of the Westerly 25 feet 9 inches of Lot 7, Block 51 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of Lot 4 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, with the Northerly line of closed Canal Street on the Easterly line of Ninth Street; thence running Easterly along the Southerly line of Lot 4 and 3 in said Block 51 a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles to closed Canal Street 122 feet; thence Northeasterly parallel with closed Canal Street a distance of 25' 9"; thence Southeasterly parallel with Ninth Street 122 feet; thence Southwesterly along the Northerly line of closed Canal Street 25' 9" to the point of beginning.

ALSO beginning at a point from the intersection of the Easterly line of Ninth Street with the Northerly line of Closed Canal Street, running Northeasterly along the Southerly line of lots 4 and 3 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles of Closed Canal Street a distance of 120 feet; thence Southwesterly parallel with Closed Canal Street , 10 feet; thence Southeasterly at right angles of Closed Canal Street, 120 feet; thence Northeasterly 10 feet to the place of beginning, being a portion of Lot 3 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

PARCEL 2:

Beginning at a point on the Northerly line of Lot 1, Block 51, NICHOLS ADDITION to the City of Klamath Falls, Oregon 12.88 feet Easterly from the Northerly corner of Lot 2, said Block 51, running thence Westerly 52.12 feet along the Northerly line of Lots 1 and 2; thence Southerly at right angles 120 feet to Washington Street, formerly Canal Street; thence Easterly along the Northerly line of Washington Street 52.12 feet; thence Northerly at right angles with said Washington Street 120 feet, to the place of beginning.

Tax Account No.: 3809-29DC-14100-000
Tax Account No.: 3809-029DC-14200-000

Key No.: 369327
Key No.: 369336