

05 JUL 27 AM 11:00

MT7C-70721 KR



Vol M05 Page 57996

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Calvary Chapel of Klamath Falls, Inc.
6820 Reber Road
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 07/27/05 11:00 Am
Vol M05 Pg 57996-97
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:

Calvary Chapel of Klamath Falls, Inc.
6820 Reber Road
Klamath Falls, OR 97603

Escrow No. MT70721-KR
Title No. 0070721

SWD

STATUTORY WARRANTY DEED

First Christian Church of Klamath County, Oregon, Grantor(s) hereby convey and warrant to **Calvary Chapel of Klamath Falls, Inc., an Oregon Corporation, 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 **\$1,950,000.00.**

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 25 day of July, 2005.

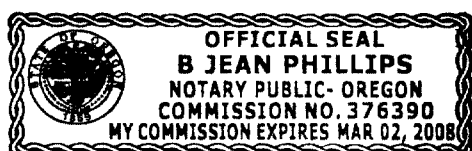
First Christian Church of Klamath County, Oregon

BY: [Signature]
Bryan D. Vanderpol, Authorized Signer

[Signature]
State of Oregon Timothy Dean Kinsen, Authorized Signer
County of KLAMATH

This instrument was acknowledged before me on July 25, 2005 by Bryan D. Vanderpol as Authorized signer for First Christian Church of Klamath County Oregon. and Timothy Dean Kinsen,

[Signature]
(Notary Public for Oregon)



My commission expires _____

260.77M

57997

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in tracts 29, 30 and 38 B of Enterprise Tracts in the West 1/2 of Section 34, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon and being the Northwesterly 5 acres 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 Northeast corner of said tract 38B, said point being marked by a 1 1/4 inch galvanized iron pipe, said pipe being located North 89°40'01" East a distance of 1326.22 feet from the West 1/4 corner of said Section 34; thence North 00°16'55" West along the West line of said tract 29 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°00'00" East along said right-of-way a distance of 7.95 feet to a 5/8 inch iron pin with aluminum cap marking State Highway Station 1605 + 50; thence South 34°17'22" East along said right-of-way a distance of 100.50 feet to a 5/8 inch iron pin with aluminum cap marking State Highway Station 161 + 50; thence South 40°00'00" East along said right-of-way a distance of 462.98 feet to a 5/8 inch iron pin with aluminum cap; thence South 63°58'00" West a distance of 468.98 feet to a 5/8 inch iron pin with aluminum cap on the Easterly right-of-way line of Alameda Avenue; thence along the said Easterly right-of-way line the following courses and distances: North 26°02'00" West a distance of 220.50 feet to a 5/8 inch iron pin with aluminum cap, said point being the beginning of a curve to the right (radius is 2729.75 feet, central angle is 4°22'); thence on the arc of said curve a distance of 208.04 feet to a 5/8 inch iron pin with aluminum cap, said point being the end of said curve; thence North 21°40'00" West a distance of 189.78 feet to a 5/8 inch iron pin with aluminum cap, said point being on the intersection of said Easterly right of way line and the North line of said tract 38B; thence North 89°40'01" East along the North line of said tract 38B a distance of 313.17 feet to the point of beginning.

The bearings of the above described tract of land are based on the Oregon State Highway bearing of the centerline of the East Side By-Pass.

Tax Account No: 3809-034CA-00200-000
443363

Key No: