

**AFTER RECORDING RETURN TO:**

City Recorder  
500 Klamath Avenue  
Klamath Falls, OR 97601

**GRANTOR:**

Calvary Chapel of Klamath Falls  
1201 S. Alameda  
Klamath Falls, OR 97603

**GRANTEE:**

The City of Klamath Falls  
500 Klamath Avenue  
Klamath Falls, OR 97601

**2008-006266****Klamath County, Oregon**

00045191200800062660030031

04/30/2008 11:01:38 AM

Fee: \$31.00

**TAX STATEMENTS:**

Until requested otherwise,  
send all tax statements to:  
City of Klamath Falls  
500 Klamath Avenue  
Klamath Falls, OR 97601

1st 1180933

**WARRANTY DEED**

[STATUTORY – ORS 93.850]

**Calvary Chapel of Klamath Falls, an Oregon nonprofit corporation**, Grantor, conveys and warrants to **The City of Klamath Falls, Oregon**, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

See the Legal Description set forth on Exhibit A, incorporated herein by this reference.

This conveyance is subject to the following exceptions:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, that may appear in the public record, including those shown on any recorded plat or survey.
2. An easement, including the terms and provisions contained therein, in favor of the United States, recorded on August 23, 1906 in Volume 20, page 577, of the deed Records of Klamath County, Oregon, for canals, ditches, telephone and electric transmission lines and other irrigation works.
3. An easement, including the terms and provisions contained therein, in favor of the United States, recorded on March 27, 1997 in Volume M97, page 8953, of the Deed Records of Klamath County, Oregon, for constructing, operating, maintaining and replacing the existing water, sewer, gas and electrical lines.
4. A perpetual easement as shown on the recorded plat/ partition for sanitary sewer line.
5. Covenants, conditions and restrictions contained in a Deed executed by the United States of America, recorded on July 22, 1999 in Volume M99, page 29257, in the records of Klamath County, Oregon.

The true and actual consideration paid for such transfer, stated in terms of dollars is \$350,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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

F31

PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 29 day of April, 2008.

GRANTOR - Calvary Chapel of Klamath Falls

By: [Signature]  
Bob Langfield, President

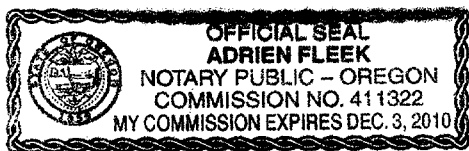
[Signature]  
Russ King

STATE OF OREGON           )  
  )ss.  
County of Klamath        )

This instrument was acknowledged before me on April <sup>29</sup>~~30~~<sup>th</sup>, 2008 by Bob Langfield as the President of Calvary Chapel of Klamath Falls.  
and Russ King

BEFORE ME:

[Signature]  
Notary Public for Oregon  
My Commission Expires: 12-3-10



THE CITY OF KLAMATH FALLS, OREGON hereby accepts the above described property from Calvary Chapel of Klamath Falls this <sup>29</sup>~~30~~<sup>th</sup> day of April, 2008.

[Signature]  
Rick Whitlock, City Attorney

ATTEST:

[Signature]  
Elisa D. Olson, City Recorder

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 2 OF LAND PARTITION 27-98 IN SECTION 22, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FILED FOR RECORD BY THE CLERK OF KLAMATH COUNTY ON DECEMBER 14, 1998, AND FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3 OF LAND PARTITION 27-98 AS SHOWN ON THE RECORDED PLAT THEREOF, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION 22 BEARS NORTH 32° 36' 03" WEST 2878.83 FEET: SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 89° 48' 30" EAST 129.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE 333.19 FEET ALONG THE ARC OF A NON TANGENT 245.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 07° 43' 22" EAST 308.10 FEET; THENCE NORTH 46° 40' 56" EAST 131.23 FEET; THENCE 27.86 FEET ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 88° 41' 01" EAST 25.43 FEET; THENCE 185.92 FEET ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 61° 09' 04" EAST 184.60 FEET; THENCE SOUTH 00° 37' 45" EAST 305.76 FEET TO THE NORTHERLY PROPERTY LINE OF PARCEL 1 OF LAND PARTITION 27-98; THENCE SOUTH 89° 48' 30" WEST 327.34 FEET TO THE TRUE POINT OF BEGINNING.

Tax Parcel Number: R884794