

MTC1396-9497

THIS SPACE R

2009-005859

Klamath County, Oregon



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04/28/2009 03:13:05 PM

Fee: \$31.00

V.W. Eberlein Charities

2795 Anderson #101

Klamath Falls, OR 97603

Grantor's Name and Address

Christ Lutheran Church, Inc.

127 N. Spring Street

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Christ Lutheran Church, Inc.

127 N. Spring Street

Klamath Falls, OR 97601

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

Christ Lutheran Church, Inc.

127 N. Spring Street

BSD-EM Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Neal Eberlein, Susan K. Eberlein & Laura K. Brubaker, all Trustees of V.W. Eberlein Charities under Trust Agreements dated December 20, 1986, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Christ Lutheran Church, Inc., an Oregon nonprofit corporation, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

Lots 1, 2 and 3, Block 59 and Lot 7, Block 60 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH the Southwesterly 10 feet of vacated alley adjoining thereto by Ordinance recorded June 28, 1939 in Volume 123, page 85, Deed Records of Klamath County, Oregon.

ALSO TOGETHER with that portion of vacated Wall Street that adjoins thereto by Ordinance recorded June 15, 1981 in Volume M81, page 10677, Microfilm Records of Klamath County, Oregon.

AMERITITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

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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 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.

To Have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$1.00**.


However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of **April, 2009**; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

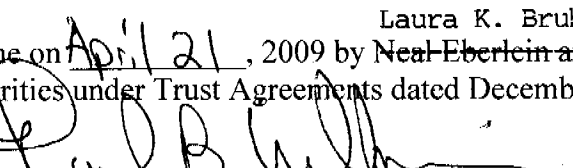

Neal Eberlein, Trustee


Susan K. Eberlein, Trustee


Laura K. Brubaker, Trustee

State of ~~Oregon~~)
North Carolina) ss.
County of ~~Klamath~~)

This instrument was acknowledged before me on April 21, 2009 by Laura K. Brubaker ~~Neal Eberlein and Susan K. Eberlein~~, Trustees of the V.W. Eberlein Charities under Trust Agreements dated December 20, 1986.


Notary Public for Oregon N.C.
My Commission Expires: 1-29-2014

State of North Carolina)
County of Durham) ss.

PAUL B WILKINSON
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 1-29-2014



This instrument was acknowledged before me on _____, 2009 by Laura K. Brubaker, Trustee of the V.W. Eberlein Charities under Trust Agreements dated December 20, 1986.

Notary Public for Oregon
My Commission Expires: _____

NOTARY ACKNOWLEDGEMENT FOR BARGAIN AND SALE DEED DATED APRIL 21, 2009

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 27, 2009 by NEAL EBERLEIN and SUSAN K. EBERLEIN, Trustees of V.W. Eberlein Charities under Trust Agreements dated Decemer 20, 1986.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2011

