

UTC 80525-KR

2009-015581

Klamath County, Oregon

This document prepared by (and after
Recording return to):

Name: Kathleen Ann Terry

Address: 4410 Balsam Drive

City, State, Zip: Klamath Falls, OR 97601

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

Klamath Basin Habitat for Humanity

PO Box 476

Klamath Falls, OR 97601

Escrow No. MT86525-KR

Title No. 0086525



00076551200900155810040047

12/10/2009 11:43:47 AM

Fee: \$52.00

-----Above This Line Reserved For Official Use Only-----

WARRANTY DEED

(Corporation to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUBALE CONSIDERATION OF TEN DOLLARS (\$10), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Klamath Basin Habitat for Humanity, Inc., an Oregon Nonprofit Corporation organized under the laws of the state of Oregon, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto Kathleen Ann Terry, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

"SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and mineral, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances,

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unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$112,000.00.

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

Taxes for tax year N/A shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

The true consideration for this conveyance is \$ see above (Here comply with the requirements of ORS 93.030)

4th IN WITNESS WHEREOF, this deed was executed by the undersigned on this the day of December, 2009.

Klamath Basin Habitat for Humanity, Inc.
An Oregon ~~Corporation~~

Cynthia L Moore
BY: Cynthia L Moore
TITLE: Board President

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 departments to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

~~*~~ Nonprofit

STATE OREGON

COUNTY OF KLAMATH

This instrument was acknowledged before me on December 4, 2009 (date) by

Cynthia L Moore (name(s) of person(s)) as

Board President (type of authority, e.g. officer, trustee, etc.) of

Klamath Basin Habitat for Humanity, an Oregon corporation (name of party on behalf of
whom instrument was executed) Nonprofit



Kristi L. Redd
Print Name: Kristi L. Redd

Notary Public, State of Oregon

My commission expires: 11/16/2011

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 of TRACT 1326, being a Replat of Lots, 1,2, 3, 4, 5 and 6 in Block 10, STEWART ADDITION, According to the official plat thereof on file in the office of the County Clerk, Klamath county, Oregon.

Tax Account No:

Key No: