

2010-003710

Klamath County, Oregon



00081750201000037100030035

03/25/2010 03:20:05 PM

Fee: \$47.00



After recording return to:  
Andrew Lewis  
1123 Crescent Avenue  
Klamath Falls, OR 97601

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

Andrew Lewis  
1123 Crescent Avenue  
Klamath Falls, OR 97601

File No.: 7021-1547653 (ALF)

Date: March 19, 2010

THIS SPACE

**STATUTORY WARRANTY DEED**

**Mountain View Christian Church Inc., an Oregon Domestic Non-Profit Corporation**, Grantor,  
conveys and warrants to **Andrew Lewis**, Grantee, the following described real property free of liens  
and encumbrances, except as specifically set forth herein:

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

See Exhibit "A"

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$22,000.00**. (Here comply with requirements of ORS 93.030)

F

APN:

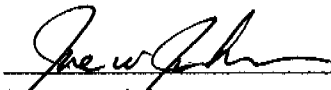
Statutory Warranty Deed  
- continued

File No.: **7021-1547653 (ALF)**  
Date: **03/19/2010**

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, OF CHAPTER 424, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

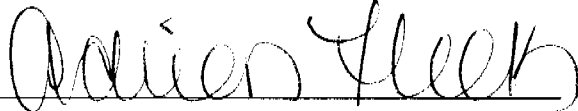
Dated this 25 day of march, 20 10.

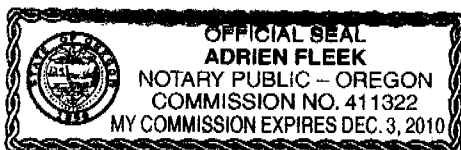
Mountain View Christian Church Inc., an  
Oregon Domestic Non-Profit Corporation

  
By: Joe Johnson

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 25 day of march, 20 10  
by Joe Johnson as of Mountain View Christian Church Inc., an Oregon Domestic Non-Profit Corporation,  
on behalf of the .





Notary Public for Oregon  
My commission expires: 12-3-10

## LEGAL DESCRIPTION

### "EXHIBIT A"

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All that portion of Lot 12 in Block 7 of LAKESIDE ADDITION to the City of Klamath Falls, of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, described as follows:

Beginning at the Northwest corner of said Lot 12; thence North  $83^{\circ} 15'$  East, along the most Northerly line of said Lot 12, 55 feet; thence South  $6^{\circ} 45'$  East, parallel to the Westerly line of Lewis Street, 60 feet to the Southerly line of said Lot 12; thence  $83^{\circ} 15'$  West, along the Southerly line of Lot 12, 55 feet to the Southwest corner of said Lot 12; thence North  $6^{\circ} 45'$  West along the Westerly line of said Lot 12, 60 feet to the point of beginning.

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