

2010-009072

Klamath County, Oregon



00088030201000090720020024

07/30/2010 03:32:25 PM

Fee: \$42.00



THIS SPACE

After recording return to:  
Nash Properties LLC

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

File No.: 7021-1575153 (ALF)  
Date: May 17, 2010

1st 1575153

### STATUTORY WARRANTY DEED

*John Nash*  
**Generation of Hope Ministries, an Oregon Non-Profit Corporation**, Grantor, conveys and warrants to **Nash Properties LLC**, 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:

**BEGINNING AT A POINT SOUTH 89° 18' EAST A DISTANCE OF 548.4 FEET FROM THE SOUTHEAST CORNER OF BLOCK 57 OF SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON AND RUNNING THENCE NORTH 0° 42' EAST A DISTANCE OF 129.45 FEET; THENCE SOUTH 89° 19' EAST, A DISTANCE OF 63.6 FEET; THENCE SOUTH 0° 42' WEST, A DISTANCE OF 129.45 FEET; THENCE NORTH 89° 18' WEST, A DISTANCE OF 63.6 FEET TO THE POINT OF BEGINNING.**

**ALSO**

**BEGINNING AT A POINT ON THE NORTHERLY LINE OF MAIN STREET WHICH IS SOUTH 89° 10' EAST 103.3 FEET FROM THE SOUTHEAST CORNER OF LOT 8 OF BLOCK 5 OF WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE NORTH 0° 42' EAST 129.45 FEET; THENCE SOUTH 89° 18' EAST 65.1 FEET; THENCE SOUTH 0° 42' WEST 129.45 FEET; THENCE NORTH 89° 18' WEST 65.1 FEET TO THE POINT OF BEGINNING, ALL IN WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.**

**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 **\$342,500.00**. (Here comply with requirements of ORS 93.030)

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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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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 30 day of July, 2010

Generation of Hope Ministries

Mark Davenport (Pres)  
By: Mark Davenport

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 30 day of July, 2010  
by Mark Davenport as of Generation of Hope Ministries, on behalf of the.

Adrien Fleek  
Notary Public for Oregon  
My commission expires: 12-3-11

