

UTC 92313-DS

2012-000106

Klamath County, Oregon



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01/06/2012 10:44:29 AM

Fee: \$47.00

RECORDING COVER SHEET ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. MT92313-DS
Title Order No. 0092313

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Centro Cristiano Peniel**

Address: **5351 Shasta Way**

City, ST Zip: **Klamath Falls, OR 97603**

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Statutory Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 234(1)(b)

Seller Name & Address: C 9 ASSOCIATES LLC, AN OREGON LIMITED LIABILITY COMPANY, P. O. Box 1806, Klamath Falls, OR 97602

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 234(1)(b)

Buyer Name & Address: CENTRO CRISTIANO PENIEL, AN OREGON RELIGIOUS NON PROFIT CORPORATION, 5351 Shasta Way, Klamath Falls, OR 97603

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: CENTRO CRISTIANO PENIEL, AN OREGON RELIGIOUS NON PROFIT CORPORATION

Address: 5351 Shasta Way

City, ST Zip: Klamath Falls, OR 97603

6. TRUE AND ACTUAL CONSIDERATION –

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$285,000.00

477amt



After recording return to:

CENTRO CRISTIANO PENIEL

5351 Shasta Way

Klamath Falls, OR 97603

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

CENTRO CRISTIANO PENIEL

5351 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT92313-DS

Title No. 0092313

SWD r.042611

STATUTORY WARRANTY DEED

C 9 ASSOCIATES LLC, AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s), hereby convey and warrant to

CENTRO CRISTIANO PENIEL, AN OREGON RELIGIOUS NON PROFIT CORPORATION,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the section corner marking the Northwest corner of said Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 0° 00 1/2' East along the Westerly boundary of the said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed; thence South 55° 52 1/2' East along said parallel line 1166.2 feet to the True Point of Beginning of this description; running thence South 55° 52 1/2' East along said parallel line 50 feet; thence North 34° 07 1/2' East 175.0 feet; thence North 55° 52 1/2' West along a line parallel with said highway center line 50 feet; thence South 34° 07 1/2' West 175.0 feet, to the True Point of Beginning.

The true and actual consideration for this conveyance is **\$285,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Dated this fifth day of January, 2012

C 9 ASSOCIATES LLC, AN OREGON LIMITED
LIABILITY COMPANY

BY: David S. Drew manager
DAVID S. DREW, MANAGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-5-¹²12 by C 9 ASSOCIATES LLC, AN OREGON
LIMITED LIABILITY COMPANY. DAVID S. DREW, MANAGER OF

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

