

MTK 92305-LW

2012-002170

Klamath County, Oregon



02/29/2012 11:28:53 AM

Fee: \$62.00

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. MT92305-LW
Title Order No. 0092305

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **UNITED FAMILY FELLOWSHIP OF OREGON**

Address: **3318 MARYLAND AVE.**

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): WARRANTY DEED

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: **KLAMATH COUNTY SCHOOL DISTRICT, A PUBLIC CORPORATION, 10501 WASHBURN WAY, KLAMATH FALLS, OR 97603**

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **UNITED FAMILY FELLOWSHIP INC., 3318 MARYLAND AVE, 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: **UNITED FAMILY FELLOWSHIP INC.**

Address: **3318 MARYLAND AVE**

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:

\$\$75,000.00

571111



After recording return to:

UNITED FAMILY FELLOWSHIP INC.

3318 MARYLAND AVE

KLAMATH FALLS, OR 97603

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

UNITED FAMILY FELLOWSHIP INC.

3318 MARYLAND AVE

KLAMATH FALLS, OR 97603

Escrow No. MT92305-LW

Title No. 0092305

SWD r.020212

STATUTORY WARRANTY DEED

KLAMATH COUNTY SCHOOL DISTRICT, A PUBLIC CORPORATION,

Grantor(s), hereby convey and warrant to

UNITED FAMILY FELLOWSHIP INC, AN OREGON 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$75,000.00**.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27th day of February, 2012.

KLAMATH COUNTY SCHOOL DISTRICT, A PUBLIC CORPORATION

BY: *Ken Hadlock*
KEN HADLOCK, DIRECTOR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 27, 2012 by KEN HADLOCK AS DIRECTOR FOR THE KLAMATH COUNTY SCHOOL DISTRICT, A PUBLIC CORPORATION.

Lisa Legget-Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2015



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The following described parcels being in the NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 13, Township 39 South, Range 8 East distant 650 feet East of its Southwest corner; thence North 483.3 feet to a point on the South margin of the Ashland-Klamath Falls State Highway; thence along the arc of curve to the right whose radius is 49.13 feet and whose tangent at that point bears North 28°15' East a distance of 116.25 feet to a point on the West margin of the Weyerhaeuser Road; thence in a Southeasterly direction along the West margin of the Weyerhaeuser Road, said West margin being the arc of a curve to the left having a radius of 508.34 feet, a distance of 227.86 feet; thence continuing along said West margin South 41°50' East a distance of 244.61 feet; thence South 48°10' West a distance of 144.04 feet to a point on the South line of said quarter quarter section; thence along said South line 256.87 feet to point of beginning.

Beginning at a point in the South line of Ashland-Klamath Falls Highway, said point being 650 feet East and 483.30 feet North of SW cor. NW1/4 NE1/4 Section 13; thence North 28°15' East along South line 151.4'; thence Southerly along West boundary of Weyerhaeuser Road R/W, said boundary being the arc of a left curve whose radius is 508.34' a distance of 144.47'; thence Northwesterly and Southwesterly along the arc of a left curve whose radius is 49.13' a distance of 116.25' to point of beginning, being a portion of NW1/4 NE1/4, also a separate tract of land beginning at a point on the South line of NW1/4 NE1/4 Section 13 distant 906.87' East of its SW corner; thence East along said line a distance of 194.85'; thence North 41°50' West 131.22'; thence South 48°10' West 144.04' to point of beginning, being a portion of the NW1/4 NE1/4.

Beginning at a point on the South line of the said NW1/4 of the NE1/4 of Section 13, said point being 1320 feet South and 389 feet East of the North quarter corner of said Section 13; thence North a distance of 186.7 feet to a point which is 50 feet Southeasterly from (when measured at right angles to) the center line of the Green Springs Highway; thence parallel to and 50 feet from said highway center line on a 623 foot radius curve left (the long chord of which bears North 43°37'30" East 350.5 feet) a distance of 355.3 feet; thence North 27°17' East parallel to said center line distance of 17.8 feet; thence South a distance of 456.2 feet to the South line of said subdivision; thence West along said South line a distance of 250 feet to the point of beginning.

Beginning at a point on the South line of NW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian said point of beginning being 1320 feet South and 1090.7 feet East of the North 1/4 corner of Section 13, said point of beginning also being 217.04 feet West of the Southeast corner of NW1/4 NE1/4 of said Section 13, said point of beginning also being the intersection of the Northerly line of Holliday Drive and Westerly line of Third Street (also known as the Weyerhaeuser County Road) as shown on the plat of West Klamath as filed and recorded in the office of the County Clerk of Klamath County, Oregon; thence South 41°10' East along the Westerly line of said Third Street a distance of 100.0 feet; thence continuing along the Westerly line of Third Street along the arc of a 321.0 foot radius curve to the right (the long chord of which curve bears South 28°40' East 139.08 feet) a distance of 140.19 feet; thence continuing along the Westerly line of Third Street South 16°10' East a distance of 30.0 feet; thence North 89°30' West a distance of 199.6 feet;

(Legal Description Continued)

thence North $70^{\circ}19'$ West a distance of 684.23 feet to the Southwest corner of that certain tract of land deeded to Klamath County School District by Oregon State Highway Commission as recorded in Deed Volume 150, page 475 as recorded in the County Clerk's office in Klamath County, Oregon; thence South $89^{\circ}30'$ East along the South line of the NW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, a distance of 701.72 feet more or less to the point of beginning.

A parcel of land situate in the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, more or less, and being more particularly described as follows:

Beginning at an iron pipe marking the Northwest corner of the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian; thence South $89^{\circ}34'$ East along the Northerly boundary of said SW1/4 NE1/4 389.0 feet to a point; thence South $70^{\circ}19'$ East 13.5 feet to an iron pipe and the true point of beginning of this description; thence South $70^{\circ}19'$ East 552.94 feet to an iron pipe on the Westerly line of Fourth Street as the same is located from the duly recorded plat of West Klamath Subdivision; thence South $16^{\circ}15'15''$ East along the said Westerly line of Fourth Street 293.3 feet to an iron pipe; thence South $73^{\circ}45'45''$ West 359.12 feet to an iron pipe; thence North $24^{\circ}24'40''$ West 624.03 feet to the true point of beginning.

EXCEPTING THEREFROM a portion of vacated Block 22 of "WEST KLAMATH" and that portion of vacated Fourth Street situated in the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point being the Northeast corner of that tract of land described in Klamath County Deed Volume M98, page 42649 (said Northeast corner being located by said Deed Volume as follows: Beginning at a point on the South line of the NW1/4 NE1/4 of said Section 13, said point of beginning, being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South $41^{\circ}10'$ East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of a 321.0 foot radius curve to the right the long chord of which curve bears South $28^{\circ}40'$ East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street South $16^{\circ}10'$ East (South $16^{\circ}58'00''$ East by record of survey no. 1178 as recorded in the office of the Klamath County surveyor) a distance of 30 feet to the Northeast corner of that tract of land described in said deed volume); thence North $89^{\circ}50'00''$ West along the North line of that tract of land described in said Deed Volume 199.60 feet and North $70^{\circ}39'00''$ West 9.11 feet; thence North $50^{\circ}28'59''$ East 193.99 feet to the said Westerly right of way line; thence along said Westerly right of way line, along the arc of a curve to the right (radius point bears South $53^{\circ}15'40''$ West 321.00 feet and central angle equals $19^{\circ}46'21''$) 110.76 feet and South $16^{\circ}58'00''$ East 30.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission recorded April 23, 1971 in Volume M71, page 3550, Microfilm Records of Klamath County, Oregon.

(Legal Description Continued)

PARCEL 2:

Being a portion of vacated Block 22 of "WEST KLAMATH" and that portion of vacated Fourth Street situated in the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian Klamath County, Oregon being more particularly described as follows:
Beginning at a point from which the Northeast corner of that tract of land described in Klamath County Deed Volume M98, page 42649 bears South 70°39'00" East 9.11 feet and South 89°50'00" East 199.60 feet; (said Northeast corner being located by said deed volume as follows: Beginning at a point on the South line of the NW1/4 NE1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of a 321.0 foot radius curve to the right the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street South 16°10' East (South 16°58'00" East by record of Survey No. 1178 as recorded in the office of the Klamath County Surveyor) a distance of 30 feet to the Northeast corner of that tract of land described in said Deed Volume); thence South 50°28'59" West 110.36 feet to the West right of way line of vacated Fourth Street; thence North 16°58'00" West along said Westerly right of way line of vacated Fourth Street 117.24 feet to the Northwest corner of said Deed Volume M98, page 42649; thence South 70°39'00" East along the North line of said Deed Volume 126.49 feet to the point of beginning.