

MTC 96259-LW

2013-003471

Klamath County, Oregon

04/02/2013 10:55:01 AM

Fee: \$67.00

Klamath Alcohol and Drug Abuse,  
an Oregon Corporation

P.O. Box 436, 501 Chiloquin Blvd

Chiloquin, OR 97624

Grantor's Name and Address

The Klamath Tribes, Oregon

P.O. Box 436

501 Chiloquin Blvd

Chiloquin, OR 97624

Grantee's Name and Address

After Recording, return to:

Edmund Clay Goodman

Hobbs, Straus, Dean & Walker, LLP

806 SW Broadway, Suite 900

Portland, OR 97205

Until instructed otherwise, send all tax statements  
to:

The Klamath Tribes, Oregon

P.O. Box 436

Chiloquin, OR 97624

Escrow No. \_\_\_\_\_

Title No. \_\_\_\_\_

THIS SPACE IS  
FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Klamath Alcohol and Drug Abuse, an Oregon Corporation, Grantor,**

conveys and warrants to:

**The Klamath Tribes, Oregon, Grantee,**

the following described real property free of encumbrances except as specifically set forth  
herein: (Describe the property conveyed.)

The Southeasterly one-half of Lots 1 and 2 of Block 85 of KLAMATH  
ADDITION, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon, described as follows:

47 AMT

Beginning at the corner formed by the alley through Block 85 and the Westerly line of 5<sup>th</sup> Street, being the most Easterly corner of Lot 1 said Block 85; thence Northwesterly along the Westerly line of 5<sup>th</sup> Street, 50 feet; thence Southwesterly and at right angles to 5<sup>th</sup> Street, 104 feet, more or less to the line between Lots 2 and 3 in said Block; thence Southeasterly along said line between said Lots, 50 feet to the alley; thence Northeasterly along the Northerly line of alley to the place of beginning.

Tax Account No: 3809 032AD 09600

The true and actual consideration for this conveyance is:

- 1) The discharge and/or satisfaction of the Judgments against KADA totaling \$123,000 plus accrued interest acquired from Richard Rose by The Klamath Tribes and a release of any and all liens securing same.

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

N/A

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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, 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 OWNER, IF ANY, UNDER ORS 195.300, 195.301 AD 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 SECIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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Dated this 25 day of February, 2013.

Klamath Alcohol and Drug Abuse, Inc.

By: Virginia P. Moses,

Its: Chairman

STATE OF OREGON, County of ( Klamath )

This instrument was acknowledged before me on February 25,, 2013

By: Virginia P. Moses,

Its: Chairman

of and on behalf of **Klamath Alcohol and Drug Abuse, Inc.**

Brandi Rae Hatcher

Notary Public for Oregon

My Commission expires 9-18-2014

