

MTC 10043405

2014-002947

Klamath County, Oregon

04/07/2014 09:03:26 AM

Fee: \$47.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
The YMCA of Klamath Falls
1221 South Alameda Avenue
Klamath Falls, OR 97601

- BARGAIN AND SALE DEED -

Klamath Falls City Schools, an Oregon school district, who took title as School District No. 1, Klamath County, Oregon as to Parcel 1; Klamath Falls City School District as to Parcel 2, and Klamath Falls City Schools, an Oregon school district, as to Parcel 3, Grantor, whose address is 1336 Avalon, Klamath Falls, OR 97603, conveys to Young Men's Christian Association of Klamath County, Oregon, an Oregon non-profit corporation, dba The YMCA of Klamath Falls, Grantee, whose address is 1221 South Alameda Avenue, Klamath Falls, OR 97603, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1.

Lots One to Twelve inclusive, Block Five, First Fairview Addition to Klamath Falls, Klamath County, Oregon.

Parcel 2:

Lots 5 and 6 in Block 8 of Fairview Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

Lot 4 in Block 8, Fairview Addition to the City of Klamath Falls, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 4:

The eastern 110 feet, between Lot 6 of Block 8 and Lot 1 of Block 5 of the Fairview Addition, of the 60 foot-wide Fulton Street right-of-way between Sargent and Worden Avenues, located in the northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 29, Township 38 South, Range 9 East, of the Willamette Meridian, of the City of Klamath Falls, Klamath County, Oregon.

The true and actual consideration for this transfer is Gift.

This transfer is subject to a written agreement between the parties dated March 7, 2014 which sets forth terms and conditions of the gift which by this reference are incorporated herein and become a part hereof.

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.

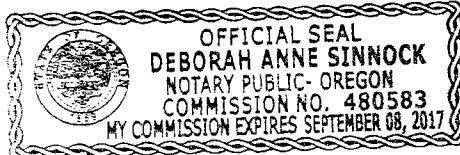
DATED this 25th day of MARCH, 2014.

KLAMATH FALLS CITY SCHOOLS

By Paul Hillyer
Name: Paul Hillyer
Title: Superintendent

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 25th day of MARCH, 2014,
Paul Hillyer as Superintendent of Klamath Falls City Schools and
acknowledged the foregoing instrument to be his voluntary act.



Debbie Sinnock
Notary Public for Oregon
My Commission expires: 9.8.17