



00177875201500118130030038

10/28/2015 02:35:04 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Ross Ragland Theater
218 North 7th Street
Klamath Falls, OR 97601

GRANTOR:

City of Klamath Falls
500 Klamath Avenue
Klamath Falls, OR 97603

GRANTEE:

Ross Ragland Theater
218 North 7th Street
Klamath Falls, OR 97601

TAX STATEMENTS:

Until requested otherwise,
send all tax statements to:
Ross Ragland Theater
218 North 7th Street
Klamath Falls, OR 97601

WARRANTY DEED

[STATUTORY – ORS 93.850]

The City of Klamath Falls, Oregon, Grantor, conveys and warrants to, Ross Ragland Theater, an Oregon nonprofit corporation Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

A parcel of land situated in the NW 1/4 NE 1/4 of Section 32, Township 38 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 10 ORIGINAL TOWN in the City of Klamath Falls, Oregon; thence Southwesterly along the Easterly property line of said Block 10, 76.95 feet to its intersection with the Southeasterly centerline prolongation of a common wall; thence Northwesterly along said centerline 22.27 feet to an angle point in the centerline of said common wall; thence Northerly along said centerline 4.22 feet to an angle point in the centerline of said common wall; thence Northwesterly along said centerline 6.00 feet to its intersection with the centerline of a common wall; thence Northeasterly along said centerline 74.10 feet to the Southwesterly right-of-way line of North 7th Street; thence Southeasterly along said right-of-way line 31.34 feet to the true point of beginning.

The true and actual consideration paid for such transfer, stated in terms of dollars is \$1.00.

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. 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.

DATED this 27th day of October, 2015.

GRANTOR – City of Klamath Falls

By:

Nathan Cherpeski, City Manager

Attest:

Elisa Olson, City Recorder

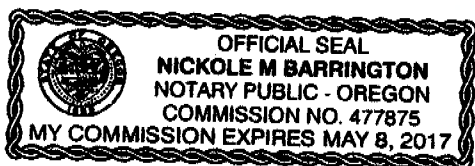
STATE OF OREGON)

) ss.

County of Klamath)

On the 27th day of October, 2015, personally appeared Nathan Cherpeski and Elisa D. Olson, who, each being first duly sworn, did say that the former is the City Manager and the latter is the City Recorder of the City of Klamath Falls, an Oregon municipal corporation, and that the instrument was signed on behalf of said municipal corporation; and each of them acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:



Nickole M. Barrington
Notary Public for Oregon
My Commission Expires: 5-8-2017



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2016- 2

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

City of Klamath Falls, Oregon

Grantee

Ross Ragland Theater

Signed on (date)

10/27/15

and for consideration of

\$ 1.00

Assessor's signature

L. Hill

Date

10-28-15

150-310-411 (Rev. 10-15)

Legal Description: ~~See Exhibit "A"~~