

1-1-74

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That JAMES ALBERT TETERS and FLORENCE EVELYN TETERS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESTERN OREGON CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See "EXHIBIT A" attached hereto and included herein by this reference.

*as Trustee under Trust dated 4-1-1971, No. 2294

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those of record

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). Ⓢ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of March, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

James Albert Teters
Florence Evelyn Teters

STATE OF OREGON,)
County of Klamath) ss.
March 22, 19 78

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and

_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

Personally appeared the above named

JAMES ALBERT TETERS and FLORENCE EVELYN TETERS, husband

& wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/22/81

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

JAMES A. & FLORENCE TETERS
1110 Bly Mountain Cutoff
Bonanza, OR 97623

GRANTOR'S NAME AND ADDRESS

Western Oregon Conference Assn. of SDA
19800 Oatfield Road
Gladstone, OR 97027

GRANTEE'S NAME AND ADDRESS

After recording return to:

Western Oregon Conference Assn. of SDA
19800 Oatfield Road
Gladstone, OR 97027

NAME, ADDRESS, ZIP

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

Western Oregon Conference Assn. of SDA
19800 Oatfield Road
Gladstone, OR 97027

NAME, ADDRESS, ZIP

2017-001532

Klamath County, Oregon



00199090201700015320030037

SPACE R 02/14/2017 09:27:13 AM Fee: \$52.00
FOR IN BOOK on page _____ of as
RECORDER'S USE file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

EXHIBIT A

A parcel of land lying in Government Lot 1 of Section 3, Township 39 South, Range 11, E.W.M., more particularly described as follows: Beginning at the Southwest corner of Government Lot 1, said Section 3; thence North 455.3 feet; thence South 62° 00' East along an existing fence, 544.3 feet to the West boundary of the Bly Mountain Cut-off Road; thence Southwesterly along said road boundary 207.0 feet, more or less, to the South boundary of said Lot 1 of said Section 3; thence West along said boundary to the point of beginning, containing 3.44 acres, more or less.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Right of way for transmission line to Pacific Power & Light Company, recorded August 11, 1971, in Deed Vol. M-71, page 8418, Microfilm Records of Klamath County, Oregon.



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2017-1

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

Grantor

James Albert Teters & Florence Evelyn Teters

Grantee

Western Oregon Conference Association of Seventh-Day Adventists
Trustee

Signed on (date)

2/14/17

and for consideration of

\$ 1.00

Assessor's signature

Date

2-14-17

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

Legal Description:

EXHIBIT A

A parcel of land lying in Government Lot 1 of Section 3, Township 39 South, Range 11, E.W.M., more particularly described as follows: Beginning at the Southwest corner of Government Lot 1, said Section 3; thence North 455.3 feet; thence South 62° 00' East along an existing fence, 544.3 feet to the West boundary of the Bly Mountain Cut-off Road; thence Southwesterly along said road boundary 207.0 feet, more or less, to the South boundary of said Lot 1 of said Section 3; thence West along said boundary to the point of beginning, containing 3.44 acres, more or less.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Right of way for transmission line to Pacific Power & Light Company, recorded August 11, 1971, in Deed Vol. M-71, page 8418, Microfilm Records of Klamath County, Oregon.