

2017-008976

Klamath County, Oregon

08/09/2017 03:00:00 PM

Fee: \$62.00



After recording return to:
Klamath Housing Authority
1445 Avalon Street
Klamath Falls, OR 97601

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

Klamath Housing Authority
1445 Avalon Street
Klamath Falls, OR 97601

File No.: 7161-2900523 (JC)
Date: August 07, 2017

ESC
ONLY

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wildlife Unlimited Inc., an Oregon Corporation, Grantor, conveys and warrants to **Klamath Housing Authority, an Oregon Public Corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The land referred to in this report is described in Exhibit A attached hereto.

Subject to:

1. Taxes for the fiscal year 2017-2018 a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$425,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: 7161-2900523 (JC)

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.

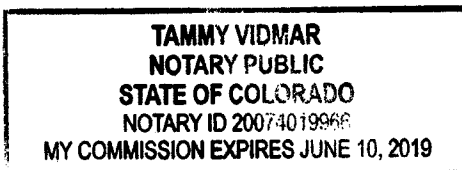
Dated this 7 day of August, 2017.

Wildlife Unlimited Inc., an Oregon Corporation

By: Gary Hart
Name: Gary Hart
Title: Secretary/Treasurer

STATE OF Colorado)
County of Custer)ss.

This instrument was acknowledged before me on this 7th day of August, 2017 by Gary Hart as Secretary/Treasurer of Wildlife Unlimited Inc., an Oregon Corporation, on behalf of the Operating Agreement.



Tammy Vidmar
Notary Public for
My commission expires: 6-10-2019

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All of ENTERPRISE TRACT NO. 26, EXCEPT the South 697 feet and EXCEPT the East 260 feet.

All of ENTERPRISE TRACT NO. 31, EXCEPT that portion which is included in the plat of SUNNYLAND.

ALSO EXCEPTING THEREFROM the following 5 parcels of property:

Beginning at the Northeast corner of Lot 9, ELM PARK in Klamath County, Oregon; thence North 0° 53' West 246.95 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 55° 55' West 93.57 feet) a distance of 93.63 feet; thence South 0° 05' East 300.63 feet to a point on the North line of said Lot; thence North 89° 06' East 80.87 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning on the North line of Lot 9, ELM PARK in Klamath County, Oregon, at a point which is 80.87 feet South 89° 06' West from the Northeast corner of said Lot; thence North 0° 05' West 300.63 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 65° 25' West 143.05 feet) a distance of 143.29 feet; thence South 0° 05' East 362.19 feet to a point on the North line of said Elm Park; thence North 89° 06' East 130.01 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning on the North line of ELM PARK in Klamath County, Oregon, at a point which is 210.88 feet South 89° 06' West from the Northeast corner of Lot 9, ELM PARK; thence South 89° 06' West 170.52 feet to a point; thence North 0° 05' West 400.59 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left to a point which is North 0° 05' West 362.19 feet from the point of beginning; thence South 0° 05' East 362.19 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Commencing at the Northeast corner of Lot 37, Enterprise Tracts, Klamath County, Oregon; thence South 0° 15' 30" East, along the centerline of Avalon Street, 355.75 feet; thence South 56° 38' 10" East, 36.03 feet to a point on the East Boundary of said street for the true point of beginning; thence South 56° 38' 10" East, 108.05 feet; thence South 73° 31' 10" East, 41.51 feet; thence North 79° 52' East, 103.20 feet; thence North 70° 29' 20" East, 154.58 feet; thence North 89° 25' 40" East, 82.78 feet; thence North 1° 24' 20" West, 31.01 feet; thence North 89° 25' 40" East, 50.00 feet; thence North 134.58 feet, to the Southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary North 81° 17' West, 23.93 feet; thence 299.22 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of North 61° 29' 30" West 293.30 feet); thence North 41° 42' West, 183.35 feet to the Southeasterly boundary of Eberlein Avenue; thence along said boundary South 47° 52' 54" 30" West, 144.93 feet to the East boundary of Avalon Street; thence along said boundary South 0° 15' 30" East, 348.87 feet to the true point of beginning.

A Parcel of land, situated in Tract 31 Enterprise Tracts, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2" rebar marking the Northwest corner of Block 1, Sunnyland Subdivision, said point also being on the Easterly right-of-way line of Avalon Street; thence North 00° 15' 30" West 237.85 feet, along the Easterly right-of-way line of Avalon Street, to a 1/2" rebar; thence South 56° 38' 10" East 99.79 feet to a 1/2" rebar; thence South 73° 31' 10" East, 47.66 feet to a 1/2" rebar; thence North 79° 52' 00" East, 108.29 feet to a 1/2" rebar; thence North 70° 29' 20" East, 50.00 feet to a 1/2" rebar; thence South 89° 24' 00" East 54.07 feet to a 1/2" rebar; thence South 00° 11' 48" East, 183.24 feet to a 1/2" rebar; thence South 89° 45' 30" West, 20.00 feet to a 1/2" rebar; thence South 00° 11' 48" East, 20.00 feet to a 1/2" rebar on the Northerly boundary of Sunnyland

Subdivision; thence South $89^{\circ} 45' 30''$ West, 316.48 feet, along the Northerly boundary of Sunnyland Subdivision to the place of beginning.

PARCEL 2:

Beginning at a point on the Northerly boundary of SUNNYLAND SUBDIVISION being North $89^{\circ} 45' 30''$ East 316.48 feet from the Northwest corner of Block 1 of said Subdivision and being the Southeast corner of that tract of land described in Deed Volume M80, page 18,566 of the Klamath County Deed Records; thence South $89^{\circ} 45' 30''$ West, along said Northerly boundary, 15.00 feet; thence along the arc of a curve to the right (radius point bears North $89^{\circ} 45' 30''$ East 35.00 feet and central angle equals $90^{\circ} 02' 42''$) 55.01 feet to a point on the East line of said Deed Volume; thence along the boundaries of said Deed Volume South $00^{\circ} 11' 48''$ East 15.00 feet, South $89^{\circ} 45' 30''$ West 20.00 feet and South $00^{\circ} 11' 48''$ East 20.00 feet to the point of beginning with bearings based on recorded Survey No. 2954.

Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2017- 11

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

Grantor

Wildlife Unlimited, Inc

Grantee

Klamath Housing Authority

Signed on (date)

August 9, 2017

and for consideration of

\$ 425,000

Assessor's signature

Nathan Bigby by Margaret Kennally

Date

8/9/2017