



THIS SPACE RESERVED FOR

2019-002201
Klamath County, Oregon
03/11/2019 02:59:01 PM
Fee: \$92.00

After recording return to:
Youth Rising, an Oregon Domestic Nonprofit Corporation
PO Box 1226
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Youth Rising, an Oregon Domestic Nonprofit Corporation
PO Box 1226
Klamath Falls, OR 97601
File No. 279051AM

STATUTORY WARRANTY DEED

Klamath Falls Gospel Mission, an Oregon Domestic Nonprofit Corporation, who acquired title as Klamath Falls Gospel Mission,

Grantor(s), hereby convey and warrant to

Youth Rising, an Oregon Domestic Nonprofit Corporation,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel One

Beginning at a point North 38°56' East distant 60 feet from the Easterly corner of Block 78 of Klamath Addition to the City of Klamath Falls, Oregon; thence North 51°4' West 100 feet; thence North 38°56' East 52 feet; thence South 51°4' East 100 feet; thence South 38°56' West 52 feet to the place of beginning, being a portion of the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian and is known as Lot 6 of Block 79 of Klamath Addition to the City of Klamath Falls.

Parcel Two

Beginning at a point from the Easterly corner of Block 78 of Klamath Addition to the town of Klamath Falls, Oregon, Thence North 38°56' East a distance of 112 feet; thence North 51°4' West 100 feet; thence North 38°56' East 52 feet; thence South 51°4' East 100 feet; thence South 38°56' West 52 feet to the place of beginning, being a part of the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, being what is known as Lot 7 Block 79 of Klamath Addition to the City of Klamath Falls, Oregon.

Parcel Three

Beginning at a point North 38°56' East a distance of 164 feet from the Easterly corner of Block 78 in Klamath Addition to the City of Klamath Falls, Oregon; thence North 51°4' West 100 feet, thence North 38°56' East 52 feet; thence South 51°4' East 100 feet thence South 38°56' West 52 feet to the point of beginning, being a portion of the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$285,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

92 #447

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 26th day of February, 2019.

Klamath Falls Gospel Mission, an Oregon Domestic Nonprofit Corporation

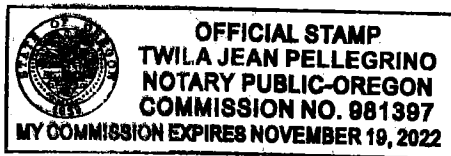
By: Kent Berry
Kent Berry, Executive Director

By: Ryan McNiven
Ryan McNiven, President

State of Oregon } ss
County of Klamath }

On this 26th day of February, 2019, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Kent Berry, Executive Director for Klamath Falls Gospel Mission, an Oregon Domestic Nonprofit Corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

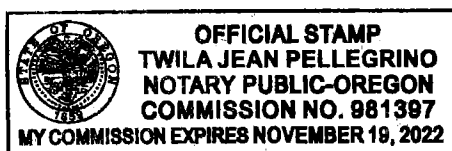
Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 11-19-2022



State of Oregon } ss
County of Klamath }

On this 26th day of February, 2019, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Ryan McNiven, President for Klamath Falls Gospel Mission, an Oregon Domestic Nonprofit Corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 11-19-2022





Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #

2019-4

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

Grantor

Klamath Falls Gospel Mission, an Oregon Domestic Nonprofit Corporation

Grantee

Youth Rising, an Oregon Domestic Nonprofit Corporation

Signed on (date)

February 26, 2019

and for consideration of

\$ 273,000.00

Assessor's signature

Date

3-11-19

Parcel One

Beginning at a point North 38°56' East distant 60 feet from the Easterly corner of Block 78 of Klamath Addition to the City of Klamath Falls, Oregon; thence North 51°4' West 100 feet; thence North 38°56' East 52 feet; thence South 51°4' East 100 feet; thence South 38°56' West 52 feet to the place of beginning, being a portion of the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian and is known as Lot 6 of Block 79 of Klamath Addition to the City of Klamath Falls.

Parcel Two

Beginning at a point from the Easterly corner of Block 78 of Klamath Addition to the town of Klamath Falls, Oregon, Thence North 38°56' East a distance of 112 feet; thence North 51°4' West 100 feet; thence North 38°56' East 52 feet; thence South 51°4' East 100 feet; thence South 38°56' West 52 feet to the place of beginning, being a part of the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, being what is known as Lot 7 Block 79 of Klamath Addition to the City of Klamath Falls, Oregon.

Parcel Three

Beginning at a point North 38°56' East a distance of 164 feet from the Easterly corner of Block 78 in Klamath Addition to the City of Klamath Falls, Oregon; thence North 51°4' West 100 feet, thence North 38°56' East 52 feet; thence South 51°4' East 100 feet thence South 38°56' West 52 feet to the point of beginning, being a portion of the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.