

Returned at Counter
Christina Kruger

2019-006733

Klamath County, Oregon



00242176201900067330030039

06/14/2019 03:31:27 PM

Fee: \$92.00

After recording, return to:

Lutheran Community Services Northwest
4040 S 188th St., Ste 300
Seatac, Washington 98188

Until a change is requested, send tax statements to:

Lutheran Community Services Northwest
4040 S 188th St., Ste 300
Seatac, Washington 98188

BARGAIN AND SALE DEED

On or about July 1, 2001, LUTHERAN FAMILY SERVICE OF OREGON AND SOUTHWEST WASHINGTON, an Oregon nonprofit corporation, aka LUTHERAN FAMILY SERVICES ("LFS") and LUTHERAN SOCIAL SERVICES OF WASHINGTON AND IDAHO, a Washington nonprofit corporation ("LSS") adopted and agreed to that certain Articles of Merger and Agreement and Plan of Merger whereas LFS and LSS merged into LFS, which immediately changed its name to LUTHERAN COMMUNITY SERVICES NORTHWEST, an Oregon nonprofit corporation ("LCS") as the surviving nonprofit corporation. By operational law, all real property owned by LFS and LSS, including but not limited to this Property (defined below), automatically transferred title to LCS, the surviving nonprofit corporation.

To clean up title, LFS, Grantor, conveys to LCS, Grantee, the real property located at 2545 N. Eldorado Blvd, Klamath Falls, Oregon 97601, tax identification R-3809-020CA-01300-000, county of Klamath, and more particularly described in the attached Exhibit A ("Property").

The true consideration for this conveyance is \$0.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10 day of June, 2019.

GRANTOR:

LUTHERAN COMMUNITY SERVICES NORTHWEST,
an Oregon non-profit corporation formerly known as
LUTHERAN FAMILY SERVICE OF OREGON AND
SOUTHWEST WASHINGTON aka LUTHERAN FAMILY
SERVICES

By: [Signature]
Name: David Duea
Title: President & CEO

State of Washington
County of King

This instrument was acknowledged before me on June 10, 2019, by
David Duea as President & CEO of Lutheran Community Services Northwest, an Oregon nonprofit
corporation, fka Lutheran Family Service of Oregon and Southwest Washington aka Lutheran Family
Services.

[Signature]
Notary Public for the State of ~~Oregon~~ Washington
Residing in Seattle, King County, WA
My commission expires 06/01/2023

Notary Public
State of Washington
Katharine E Gerken
Commission No. 93265
Commission Expires 06/01/2023

Exhibit A

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 3, REPLAT NO. 1 OF A PORTION OF SUNNYSIDE 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