

2019-006822

Klamath County, Oregon



00242296201900068220020028

06/18/2019 10:51:03 AM

Fee: \$87.00

WARRANTY DEED

Grace Methodist Episcopal Church, aka
First Methodist Church of Klamath Falls, Oregon
230 N. 10th Street
Klamath Falls, OR 97601
Grantor

First United Methodist Church
230 N. 10th Street
Klamath Falls, OR 97601
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that GRACE METHODIST EPISCOPAL CHURCH, aka FIRST METHODIST CHURCH OF KLAMATH FALLS, OREGON, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to FIRST UNITED METHODIST CHURCH, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

- Parcel 1. Lot 3, Block 47, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.
- Parcel 2. That portion of Lot 2, Block 47, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, more particularly described as follows: Beginning at the intersection of the lines between Lots 2 and 3, Block 47, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON and the easterly line of 9th Street; thence Easterly along the said line between Lots 2 and 3 aforesaid and the line between Lots 2 and 4 of said Block, 69 feet; thence Southerly and parallel with 10th Street, 10 feet; thence Westerly and parallel with Pine Street to the Easterly line of 9th Street; thence Northerly along the said Easterly line of 9th Street to the place of beginning.
- Parcel 3. Lots 4 and 5, Block 47, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.


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

The true consideration for this conveyance is other good and valuable consideration.

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 18th day of June, 2019.


Byron Beach, Treasurer First United Methodist Church

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on June 18, 2019 by
Byron Beach, Treasurer, First United Methodist Church, proved to me on the basis of satisfactory
evidence to be the person who appeared before me..


Notary Public for Oregon
My Commission Expires: # 3-7-2022

