



THIS SPACE RESERVED FOR

2020-011063  
Klamath County, Oregon  
09/01/2020 02:25:00 PM  
Fee: \$92.00

After recording return to:

John H. Evanski III and First American Exchange  
Company, LLC  
2884 S. Cherry Ave.  
Fresno, CA 93706

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

John H. Evanski III and First American Exchange  
Company, LLC  
2884 S. Cherry Ave.  
Fresno, CA 93706  
File No. 391090AM

### STATUTORY WARRANTY DEED

**Kleos Ministries, Inc., an Oregon nonprofit corporation, which acquired title as Kleos Ministries, an Oregon nonprofit corporation,**

Grantor(s), hereby convey and warrant to

**John H. Evanski III,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$1,125,000.00. **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

*"2020-2021 Real Property Taxes, a lien not yet due and payable"*

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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 30 day of August, 2020

Kleos Ministries, Inc.

By: Jerry W. Carlson

Jerry W. Carlson, Chairman of the Board

State of Oregon } ss.  
County of Polk }

On this 30<sup>th</sup> day of August, 2020, before me, Diane C. DuPont, a Notary Public in and for said state, personally appeared Jerry W. Carlson known to me to be the Chairman of the Board of the Kleos Ministries, Inc. Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Diane C. DuPont  
Notary Public for the State of Oregon  
Residing at: Dallas, Oregon  
Commission Expires: 8-28-2022

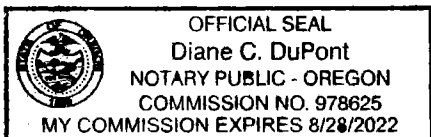


EXHIBIT 'A'

Parcel 1:

In Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon: Lots 11, 13, 17, 18, 23, 24, 28 and 29, EXCEPTING from Lots 18 and 23 the following described parcel:

Beginning at a point on the Southerly bank of Williamson River which lies West a distance of 225 feet and North a distance of 61 feet from the Northeast corner of said Lot 23, said beginning point being the Northeast corner of parcel of land described in Deed Volume 106, page 474, records of Klamath County, Oregon; thence South a distance of 190.03 feet to the Southeast corner of said parcel; thence North 72° 05' West to a point on the North line of said Lot 23 which is 700 feet East of the Northwest corner of said lot and which said point is the Southwest corner of parcel of land described in Volume 106, page 291, Deed Records of Klamath County, Oregon; thence North along the West line of last mentioned parcel a distance of 210 feet, more or less, to a point on the Southerly bank of Williamson River; thence Easterly along said Southerly bank to the point of beginning.

Parcel 2:

A parcel of land being portions of Government Lots 18 and 23, situate in Section 20 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That certain part of said Government Lot 18, described as follows:

Commencing at a point 900 feet East of the Southwest corner of said Government Lot 18; thence East along the South line of said Government Lot 18 a distance of 200 feet; thence at right angles North, to the bank of the Williamson River; thence Northwesterly along the bank of the Williamson River to a point directly North of the point of beginning at right angles to the said South line of Government Lot 18; thence South to the point of beginning.

ALSO, that part of said Government Lot 23 which lies directly South of the above described land described as follows:

Commencing at a point 900 feet East of the Northwest corner of said Government Lot 23 which is common with the point of beginning with the above described land; thence East along the North line of said Government Lot 23 a distance of 200 feet; thence at right angles South, a distance of 129.03 feet; thence Northwesterly to a point which is 64.51 feet directly South of the point of beginning; thence North a distance of 64.51 feet to the point of beginning.

Together with an easement as described in Stipulated Order and Decree filed in Case No. 84-160CV Court Records of Klamath County, Oregon.

Also a non-exclusive easement for the purpose of egress and ingress 30.00 feet in width over and across the Westerly 30.00 feet of Government Lots 22, 30 and 31 of Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said easement following the existing road that in the past has been commonly referred to as Indian Service Road S-40, recorded April 14, 1995 in Volume M95, page 9257, Microfilm Records of Klamath County, Oregon.

And also an easement for ingress and egress as set out in Deed recorded June 13, 1936 in Volume 106, page 474, Deed Records of Klamath County, Oregon.