



After recording return to:

New Horizon Christian Fellowship, an
Oregon non-profit corporation
1909 Homedale Road
Klamath Falls, OR, 97603

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

New Horizon Christian Fellowship, an
Oregon non-profit corporation
1909 Homedale Road
Klamath Falls, OR, 97603

File No.: NCS-1024313-E
Date: November 10, 2020

THIS SPACE RESERVED FOR RECORDING USE

2020-015331

Klamath County, Oregon

11/23/2020 04:08:02 PM

Fee: \$102.00

STATUTORY BARGAIN AND SALE DEED

Bennie J. Wampler, a widower (pursuant to and in accordance with the Certified Original Short form Death Certificate for Clara June Wampler, aka Clara J. Wampler – attached hereto and made a part hereof as Exhibit "A", Grantor, conveys to New Horizon Christian Fellowship, an Oregon non-profit corporation, Grantee, the following described real property:

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

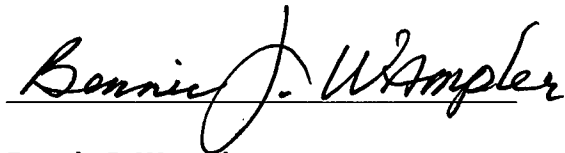
PARCEL 2 OF LAND PARTITION 50-94, LOCATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is **\$387,000.00**. (Here comply with requirements of ORS 93.030)

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 _____ day of November, 20_____.

A handwritten signature in black ink, reading "Bennie J. Wampler". The signature is written in a cursive style with a horizontal line underneath the name.

Bennie J. Wampler

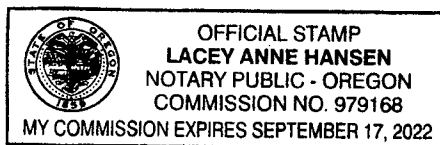
OREGON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Oregon }

County of Klamath }

This record was acknowledged before me on November 12 [Date], 2020 [Year]
by Bennie J. Wampler [Name(s) of Individual(s)].

(Official Stamp)



Lacey Hansen
Signature of Notarial Officer

Lacey Hansen
Printed or typed name of Notarial Officer

Notary Public – State of Oregon

My commission expires: 9/17/22

APN:

Bargain and Sale Deed
- continued

File No.:
Date:

Exhibit "A"
**Certified Original Short form Death Certificate for Clara June
Wampler, aka Clara J. Wampler**

STATE OF OREGON

CERTIFICATION OF VITAL RECORD



OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

783620

I.D. TAG NO.

136-2016-033195

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name		First	Middle	Last	Suffix	Death Date
			Clara	June	Wampler		December 22, 2016
	Sex	Age	Social Security Number		County of Death		
	Female	74 years	527-50-0676		Klamath		
	Birthdate	Birthplace		Was Decedent Ever in U.S. Armed Forces?			
	April 05, 1942	Phoenix, Arizona		No			
	Residence:		City/Town				
	6533 Highway 39		Klamath Falls				
	Residence County		State or Foreign Country		Zip Code + 4		Inside City Limits?
	Klamath		Oregon		97603-9616		No
	Marital Status at Time of Death		Spouse's Name Prior to First Marriage				
	Married		Bennie James Wampler				
	Father's Name			Mother's Name Prior to First Marriage			
	Jesse Dean Nelson			Ethel Lee Priest			
	Informant's Name		Telephone Number	Relationship to Decedent	Mailing Address		
Bennie James Wampler		Not Available	Spouse	6533 Highway 39, Klamath Falls, OR 97603-9616			
Place of Death		Facility Name					
Decedent's Residence - Hospice							
Location of Death		City/Town or Location of Death		State	Zip Code + 4		
6533 Highway 39		Klamath Falls		Oregon	97603-9616		
Method of Disposition		Place of Disposition		Location (City/Town and State)			
Removal From State		Lakewood Memorial Park		Hughson, California			
Name and Complete Address of Funeral Facility							
Davenport's Chapel of The Good Shepherd 2680 Memorial Drive, Klamath Falls, Oregon 97601							
Date of Disposition		Funeral Director's Signature			OR License Number		
TBD					<i>Electronically Signed</i> FS-0588		
Registrar's Signature			Date Received		Local File Number		
			December 23, 2016				
Amendment							

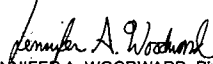
45-2CCS (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: October 22, 2020

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.


JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE