



2020-016550

Klamath County, Oregon

12/18/2020 03:31:01 PM

Fee: \$92.00

TITLE NO. 421484AM
ESCROW NO. EU20-3471 JJ
TAX ACCT. NO. 206299
MAP/TAX LOT NO. R-3408-00000-01500

GRANTOR

CHRISTIAN FUTURES, INC.

GRANTEE

SERGIO H. GASPARDIS
1646 MORSE AVENUE, #4
VENTURA, CA 93003

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

CHRISTIAN FUTURES, INC., an Oregon Corporation, Grantor,
conveys and warrants to
SERGIO H. GASPARDIS, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance is **\$130,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 18 day of December, 2020

CHRISTIAN FUTURES, INC.

BY: [Signature]
RICHARD L. CHRISTIAN, PRESIDENT

State of Oregon
County of Lane

This instrument was acknowledged before me on December 18, 2020 by RICHARD L. CHRISTIAN,
PRESIDENT of CHRISTIAN FUTURES, INC., on behalf of the grantor.

[Signature]
(Notary Public for Oregon)
My commission expires 7-9-2021

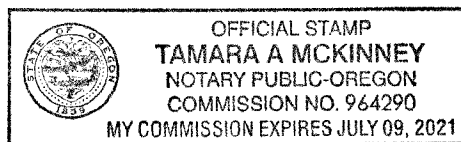


EXHIBIT "A"
LEGAL DESCRIPTION

UNSURVEYED PARCEL 2 OF LAND PARTITION 27-08:

ALL THAT CERTAIN AND REAL PROPERTY SITUATE IN SE 1/4, SECTION 20, TOWNSHIP 34 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 SECTION CORNER OF SECTION 20, SAID TOWNSHIP AND RANGE, MONUMENTED WITH A BRASS CAP; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, NORTH 00° 54' 51" EAST A DISTANCE OF 464.59 FEET, TO A POINT ON A NON-TANGENT CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPRAGUE RIVER ROAD, WHICH IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, NORTH 00° 54' 51" EAST A DISTANCE OF 2169.64 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION, MONUMENTED WITH A BRASS CAP; THENCE SOUTH 89° 20' 53" EAST A DISTANCE OF 2637.78 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, TO THE EAST QUARTER SECTION CORNER OF SAID SECTION MONUMENTED WITH A BRASS CAP; THENCE SOUTH 00° 47' 00" WEST A DISTANCE OF 2636.29 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, TO THE SOUTHEAST CORNER OF SAID SECTION, MONUMENTED WITH A BRASS CAP; THENCE NORTH 89° 18' 11" WEST A DISTANCE OF 1383.37 FEET, TO THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND 100 FEET WIDE SPRAGUE RIVER ROAD RIGHT-OF-WAY EASEMENT AS DESCRIBED IN ALLOTMENT NO. 871, FOUND IN KLAMATH COUNTY ROAD RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 69° 20' 56" WEST A DISTANCE OF 1174.35 FEET, TO THE BEGINNING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1959.86 FEET; THENCE ALONG SAID CURVE 167.50 FEET, THROUGH A CENTRAL ANGLE OF 04° 53' 48", THE CHORD OF WHICH BEARS NORTH 66° 54' 02" WEST A DISTANCE OF 167.45 FEET, TO THE TRUE POINT OF BEGINNING,

SUBJECT TO:

A 100 FEET WIDE RIGHT-OF-WAY EASEMENT PER UNITED STATES DEPARTMENT OF INTERIOR, ALLOTMENT NO. 871, FOUND IN KLAMATH COUNTY ROAD RECORDS.

EXCLUDING THEREFROM:

AN 80 FEET WIDE ROAD RIGHT-OF-WAY DEEDED TO KLAMATH COUNTY IN DEED VOLUME 95, PAGE 615.

ALSO EXCLUDING THEREFROM:

AN 80 FEET WIDE ROAD RIGHT-OF-WAY DEEDED TO KLAMATH COUNTY IN DEED VOLUME M76, PAGE 1808.