

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

GRANTOR'S NAME:

Oregon District Assemblies of God Church

GRANTEE'S NAME:

Leslie Vickerman

AFTER RECORDING RETURN TO:

Order No.: 471820100110-LL

Leslie Vickerman, an estate in fee simple

P.O. Box 155

Bly, OR 97622

SEND TAX STATEMENTS TO:

Leslie Vickerman

P.O. Box 155

Bly, OR 97622

APN: 762543

881712

Map: 3714-003AA-02500

61460 Edsall Street, Bly, OR 97622

2021-001050

Klamath County, Oregon

01/22/2021 03:40:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Oregon District Assemblies of God Church, an Oregon non-profit corporation, Grantor, conveys and warrants to Leslie Vickerman, an estate in fee simple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Legal Description Exhibit A

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-TWO THOUSAND AND NO/100 DOLLARS (\$62,000.00). (See ORS 93.030).

Subject to:

The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration. ID Number 288383.

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 1-21-2021; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Oregon District Assemblies of God Church, an Oregon Non-Profit Corporation

BY: [Signature]
Bill Wilson, Superintendent

BY: [Signature]
Boyd Powers, Secretary

State of OR
County of Marion

This instrument was acknowledged before me on 1-21-21 by Bill Wilson, Superintendent
Oregon District Assemblies of God Church.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5/17/21

State of OR
County of Marion

This instrument was acknowledged before me on 1-21-21 by Boyd Powers, Secretary,
Oregon District Assemblies of God Church.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5-17-21



EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin which lies South 23°17' West 20 feet from the Southwest corner of Lot 1, Block 4 Bly, Oregon; thence South 23°17' West 150 feet; thence South 66°43' East 300 feet; thence North 23°17' East 50 feet, thence North 66°43' West 200 feet; thence North 23°17' East 100 feet; thence North 66°43' West 100 feet to point of beginning. Being in the NE1/4 of the NE1/4 of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion conveyed to Klamath County, a political subdivision of the State of Oregon, more particularly described as follows:

A parcel of land of the NE1/4 NE1/4, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, said parcel to be used for roadway purposes and being more particularly described as follows: Beginning at a point that is South 23°17' West, a distance of 145 feet from the Southwest corner of Lot 1; Block 4 of the Town of Bly as the same is recorded in the office of the County Clerk; thence South 66°17' East a distance of 300 feet; thence South 23°17' West a distance of 25 feet; thence North 66°17' West, a distance of 300 feet; thence North 23°17' East a distance of 25 feet to the point of beginning.
