

After Recording Return To:

Erica D. Daley
Chief Financial & Operations Officer
Oregon Community Foundation
1221 SW Yamhill St. Suite 100
Portland, OR 97205

MEMORANDUM OF GRANT AGREEMENT – EXHIBIT B

This Memorandum of Grant Agreement is to provide notice that the property located at **5225 HWY 97, KLAMATH FALLS, OREGON, 97601**, more particularly described on page 3 of this Exhibit, and referred to as the “Program Property,” is subject to the terms and conditions of the PROJECT TURNKEY GRANT AGREEMENT – WILDFIRE between Oregon Community Foundation and Klamath County, dated March 31, 2021.

Executed this 31st day of March 2021

OREGON COMMUNITY FOUNDATION

Signature:

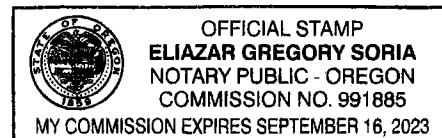
Name: Max Williams

Title: President and Chief Executive Officer

Date: 3/31/2021

State of Oregon

County of Multnomah



The foregoing instrument was acknowledged before me this 31 day of March 2021, by Max Williams, as CEO of Oregon Community Foundation.

Eliazar Soria
Notary Public in and for the State of Oregon
My commission expires: 9/16/2023

KLAMATH COUNTY

Signature: _____

Name: Rick Vaughn

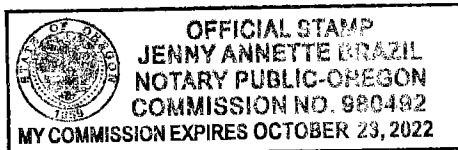
Title: Tax Collector/Property Manager

Date: 4/8/21

State of Oregon

County of Klamath

The foregoing instrument was acknowledged before me this 8 day of April, ~~March~~ 2021, by Rick Vaughn, Tax Collector/Property Manager, Klamath County.



Notary Public in and for the State of Oregon
My commission expires: 10/23/2022

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Parcel 1 of Minor Land Partition No. 5-83 as filed in the office of the Klamath County Clerk, more particularly described as follows:

A tract of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center 1/4 corner of said Section 7, thence North 89° 49' 00" West 489.5 feet to a point on the Westerly right of way line of Wocus Road (The old Dalles California Highway); thence South 06° 02' 00" West, along said road, 1230.3 feet to a 1/2" iron rebar; thence North 89° 49' 00" West 614.76 feet, to a 5/8 iron rebar with a plastic cap marked "LS 993", and being the true point of beginning of this description; thence continuing North 89° 49' 00" West 273.73 feet to a 1/2" rebar on the Easterly right of way line of Highway No. 97; thence, along said right of way line, South 11° 36' 11" East 275.00 feet to 5/8" iron rebar with plastic cap marked "LS 993"; thence South 89° 49' 00" East 197.56 feet to a said "LS 993" rebar; thence North 45° 11' 00" East 28.28 feet to a said "LS 993" rebar; thence North 00° 11' 00" East 249.20 feet to the true point of beginning, and with bearings based on Minor Land Partition No. 5-83.

PARCEL 2:

Parcel 2 of Minor Land Partition No. 5-83, more particularly described as follows:

A tract of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center 1/4 corner of said Section 7; thence North 89° 49' 00" West 489.5 feet to a point on the Westerly right of way line of Wocus Road (The Old Dallas-California Highway); thence South 06° 02' 00" West, along said Westerly right of way line, 1320.3 feet to the point of beginning of this description; thence North 89° 49' 00" West 486.54 feet; thence North 06° 02' 00" East 90.00 feet to a PK nail in concrete; thence North 89° 49' 00" West 128.22 feet to a point on the boundary common to Parcels 1 and said Parcel 2 of said Land Partition No.5-83; thence along said common boundary South 00° 11' 00" West 249.20 feet, South 45° 11' 00" West 28.28 feet, and North 89° 49' 00" West 197.56 feet to a point on the Easterly right of way line of State Highway No. 97; thence South 11° 36' 11" East, along said Easterly right of way line, 59.66 feet; thence North 85° 40' 00" East 303.42 feet; thence South 06° 02' 00" West 25.00 feet to a 1/2" iron pipe; thence South 89° 49' 00" East 486.54 feet to a point on the Westerly right of way line of said Wocus Road (no monument); thence North 06° 02' 00" East 240.30 feet to the true point of beginning of this description, and with all bearings and distances from the final map of said Minor Land Partition No. 5-83.

PARCEL 3:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly the Dalles-California Highway) which lies North 89°49'00" West 489.5 feet and South 06°02'00" West 1560.6 feet from the iron pin which marks the center 1/4 corner of Section 7 of said Township and Range; thence North 89°49'00" West 242.00 feet to the True Point of Beginning of this description; thence North 89°49'00" West 244.54 feet; thence North 06°02'00" East 25.00 feet; thence South 85°40'00" West, 55.09 feet; thence South 00°11'00" West 199.60 feet; thence South 89°49'00" East 278.56 feet; thence North 06°02'00" East 180.00 feet to the True Point of Beginning.

Exhibit C

Agreement Concerning Holdback for Repairs

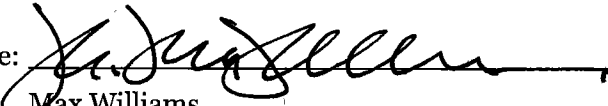
Subgrantee: **KLAMATH COUNTY**
Program Project Address: **5225 Hwy 97, Klamath Falls, OR, 97601**

Fund: **Wildfire**
Holdback: **250,000**

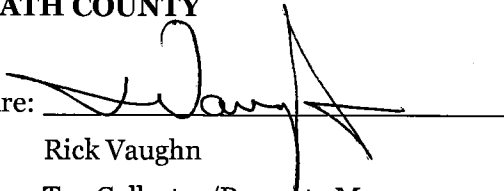
Oregon Community Foundation (OCF) is providing a grant to Klamath County for the acquisition of the above Program Property per the attached grant agreement. A portion of the grant award is subject to a hold back in the amount stated above in order to fund repairs necessary to prepare the property for occupancy. **The repairs required to be completed are outlined in the attached Schedule A.** All repairs must be completed, and all grant holdback amounts fully distributed, by June 30, 2021. Any grant holdback amount remaining at June 30, 2021, will be forfeited.

1. OCF shall hold the repair funds until Subgrantee completes the repair.
2. Subgrantee agrees to execute the repairs in a diligent manner and engage qualified contractors to accomplish that work.
3. Upon completion of the repairs, Subgrantee shall submit to OCF a certification that the work was completed, together with other evidence (such as photos) as appropriate, and invoices for the work.
4. To request reimbursement, Subgrantee shall submit evidence of payment of the repair invoice, or OCF may pay contractor directly, provided that each contractor has submitted a W-9. All reimbursements must be made by June 30, 2021.
5. Subgrantee may submit for payments as repairs are completed.
6. Any holdback funds not expended by June 30, 2021, will be forfeited.

OREGON COMMUNITY FOUNDATION

Signature: 
Name: Max Williams
Title: President and Chief Executive Officer
Date: 3/31/2021

KLAMATH COUNTY

Signature: 
Name: Rick Vaughn
Title: Tax Collector/Property Manager
Date: 4/8/21

Schedule A
Repairs for 5225 Hwy 97
Klamath Falls, OR

Surfaces and Carpet Replacement as Needed
Replace Painted Bathtubs
Install GFCI's as Needed
Roof Replacement
Repair/replace Siding as Needed
Eliminate Sidewalk Trip Hazards
Resurface Existing Asphalt
Replace/Repair Existing Gas Hot Water Heaters
Install New Smoke and CO Detectors
Fill Existing Swimming Pool
Replace/Upgrade Existing Plumbing Lines
Upgrade/Replace Electrical in Laundry
Replace Existing Exterior Doors as Needed
Repaint and Install New Carpet as Needed