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2021-018936

Klamath County, Oregon



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12/22/2021 02:10:26 PM

Fee: \$82.00

Grantor's Name and Address Marine Corps League Crater Lake Detachment #373 1019 Main street Klamath Falls, OR 97601
Grantee's Name and Address Klamath Marine Heritage Corporation 1019 Main street Klamath Falls, OR 97601
After Recording Return to: Klamath Marine Heritage Corporation 1019 Main street Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to: Klamath Marine Heritage Corporation 1019 Main street Klamath Falls, OR 97601

BARGAIN AND SALE DEED

The Crater Lake Detachment #373 of the Marine Corps League, also known as the Marine Corp League, Grantor does hereby grant, bargain and convey to the Klamath Marine Heritage Corporation, Oregon non-profit corporation, Grantee all right, title and interest to the following described real property situate in Klamath County, Oregon, to wit:

- Parcel 1: The southwesterly 29 feet 6 inches of the northeasterly 49 feet 6 inches of Lot 3 in Block 48 of NICHOLS ADDITION TO LINKVILLE, now City of Klamath Falls, more particularly described as follows:
Beginning at a point on the southeasterly line of said Lot 3 which point is 49 feet 6 inches from the Southeast corner of said Lot and which said point is the Southeasterly corner of the Evans Building; thence running Northwesterly along the Easterly side of the wall of the Evans Building 120 feet, more or less, to the Northwesterly line of said Lot; thence running Northeasterly along the Northwesterly line of said Lot a distance of 29 feet 6 inches; thence running Southeasterly at right angles to Main Street a distance of 120 feet, more or less, to the Southeasterly line of said Lot, the Southeasterly 85 feet of said line being along the Easterly side of the wall of the building on the premises herein conveyed; thence running Southwesterly along the Southeasterly line of said Lot a distance of 29 feet 6 inches to the point of beginning.
Excepting therefrom the Northwesterly 2 feet thereof, conveyed to the City of Klamath Falls by deed recorded October 27, 1958, in Volume 305, page 348, Deed Records of Klamath County, Oregon.
- Parcel 2: The Northeasterly 20 feet of Lot 3 in Block 48 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. (Corporate re-organization). In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 26 day of October, 2021.

Commandant

STATE OF Oregon, County of Klamath)ss.

ACKNOWLEDGED BEFORE ME this 26th day of October, 2021, by
Frank Alfred Morello Commandant

NOTARY PUBLIC FOR OREGON
My Commission Expires: December 19, 2022

