

2022-002824

Klamath County, Oregon

Send Tax Statements to Grantee at:
After Recording return to:
First Baptist Church
PO Box 102
Crescent, OR 97733



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03/07/2022 02:21:26 PM

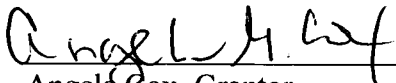
Fee: \$92.00

BARGAIN AND SALE DEED

Angela Cox, Grantor, conveys to the First Baptist Church of Crescent, Grantees, the following described real property:

The real property described on Exhibit A.

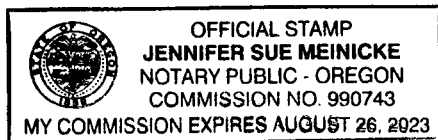
The true consideration for this conveyance is to complete correct legal description after lot line adjustment between tax lots 3700&3900 (Deeds 2019-008768 & M78-28772) of Klamath County Assessor's Map No. 24-09-30CD Assessor's Map No. 24-09-30CD, Situate in the SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Crescent, Klamath County, Oregon..

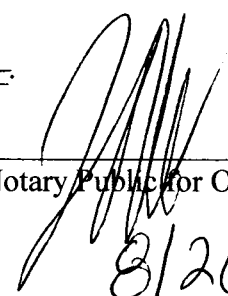

Angela Cox, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Angela Cox, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me this 2 day of FEBRUARY, 2022.




Notary Public for Oregon

8/26/2023

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.”

EXHIBIT A

TRANSFER PARCEL 1

COX TO FIRST BAPTIST CHURCH

A parcel of land situate in the SE ¼ SW ¼ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the southeasterly boundary of Main Street, extended, 15 feet southwesterly from the intersection of the southerly boundary of the N ½ NW ¼ SE ¼ SW ¼ of said Section 30 (said southerly boundary being also the southerly boundary line of the Ranger Station in Crescent, Oregon) and the southeasterly boundary of Main Street, extended, said point marked with a 3-1/4" diameter brass cap; thence S 39°37'41" W 88.04 feet upon the southeasterly boundary of Main Street, extended to a 5/8" diameter rebar; thence S 50°28'17" E 65.20 feet to an orange plastic cap marked with LS2253 set atop a 5/8" diameter rebar being the POINT OF BEGINNING; thence N 84°18'23" E 35.27 feet to a point; thence S 39°37'41" W 25.04 feet to a point; thence N 50°28' 17" W 24.80 feet to the Point of Beginning and terminus of this description. Contains 310 square feet more or less.