



2022-003181

Klamath County, Oregon

03/15/2022 12:15:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath Falls Gospel Mission

1931 Mission Ave, PO Box 87

Klamath Falls, OR 97601

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

Klamath Falls Gospel Mission

1931 Mission Ave, PO Box 87

Klamath Falls, OR 97601

File No. 511163AM

STATUTORY WARRANTY DEED

Linda Ann Cartwright, Trustee of the Linda A. Cartwright Family Trust dated December 28, 2001,

Grantor(s), hereby convey and warrant to

Klamath Falls Gospel Mission,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

A tract of land in the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of Block 78 of KLAMATH ADDITION to Klamath County, Oregon; thence North 38° 56' East, a distance of 204 feet to the point of beginning; thence South 51° 4' East, a distance of 100 feet; thence North 38° 56' East, a distance of 116 feet to a point; thence North 51° 4' West, a distance of 100 feet to a point; thence South 38° 51' West, a distance of 116 feet to the point of beginning.

NOTE: Said property is not platted however, it has been also described as Lots 1 and 2 and the Northeasterly 12 feet of Lot 3, all in Block 79, KLAMATH ADDITION, Klamath County, Oregon.

PARCEL 2:

A tract of land in the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of Block 78 of KLAMATH ADDITION to Klamath County, Oregon; thence North 38° 56' East, a distance of 164 feet to the point of beginning; thence North 38° 56' East, a distance of 40 feet; thence South 51° 4' East, a distance of 100 feet; thence South 38° 56' West, a distance of 40 feet; thence North 51° 4' West, a distance of 100 feet to the point of beginning.

NOTE: Said property is not platted however, it has been also described as the Southwesterly 40 feet of Lot 3 of Block 79, KLAMATH ADDITION, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$380,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 21 day of Feb, 2022

The Linda A. Cartwright Family Trust dated December 28, 2001

By: Linda Ann Cartwright, Trustee
Linda Ann Cartwright, Trustee

State of DC } ss.
County of Washington DC }

On this 21 day of February, 2022, before me, Balie Topla a Notary Public in and for said state, personally appeared Linda Ann Cartwright known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Linda A. Cartwright Family Trust dated December 28, 2001, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Balie Topla
Notary Public for the State of DC
Residing at: Washington DC
Commission Expires: 04-30-2026

