

Adkins
Returned at Counter

AFTER RECORDING RETURN TO:

MILAN HANSON
ATTORNEY AT LAW
800 W. 8TH STREET
MEDFORD, OR 97501

SEND ALL TAX STATEMENTS TO:

KLAMATH FALLS GOSPEL MISSION
C/O AMERITITLE
300 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

2022-007175

Klamath County, Oregon



00301461202200071750030035

06/08/2022 01:51:21 PM

Fee: \$92.00

WARRANTY DEED

YOUTH RISING, an Oregon Domestic Nonprofit Corporation, GRANTOR, conveys and warrants to KLAMATH FALLS GOSPEL MISSION, an Oregon Domestic Nonprofit Corporation, GRANTEE, the following described real property (the "Property"):

Parcel One

Beginning at a point North 38°56' East distant 60 feet from the Easterly corner of Block 78 of Klamath Addition to the City of Klamath Falls, Oregon; thence North 51°4' West 100 feet; thence North 38°56' East 52 feet; thence South 51°4' East 100 feet; thence South 38°56' West 52 feet to the place of beginning, being a portion of the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian and is known as Lot 6 of Block 79 of Klamath Addition to the City of Klamath Falls.

Parcel Two

Beginning at a point from the Easterly corner of Block 78 of Klamath Addition to the town of Klamath Falls, Oregon, Thence North 38°56' East a distance of 112 feet; thence North 51°4' West 100 feet; thence North 38°56' East 52 feet; thence South 51°4' East 100 feet; thence South 38°56' West 52 feet to the place of beginning, being a part of the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, being what is known as Lot 7 Block 79 of Klamath Addition to the City of Klamath Falls, Oregon.

Parcel Three

Beginning at a point North 38°56' East a distance of 164 feet from the Easterly corner of Block 78 in Klamath Addition to the City of Klamath Falls, Oregon; thence North 51°4' West 100 feet, thence North 38°56' East 52 feet; thence South 51°4' East 100 feet thence South 38°56' West 52 feet to the point of beginning, being a portion of the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The property is also commonly referred to as 803 WALNUT AVENUE, KLAMATH FALLS, OR 97601; 813 WALNUT AVENUE, KLAMATH FALLS, OR 97601; and 823 WALNUT AVENUE, KLAMATH FALLS, OR 97601.

The consideration for this conveyance as stated in terms of dollars is Zero (\$0.00). However, the actual consideration consists of canceling the indebtedness secured by a Trust Deed for the benefit of the Grantee herein dated February 15th 2019, and recorded March 11th, 2019, as Document No. 2019-002202 in the Official Records of Klamath County, Oregon.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6 day of June, 2022.

Youth Rising
An Oregon Domestic Nonprofit Corporation:

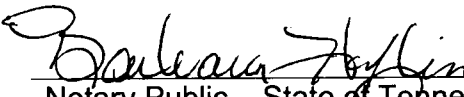


TASHA LOCKS, Authorized Representative for
Youth Rising,
An Oregon Domestic Nonprofit Organization, GRANTOR

STATE OF TENNESSEE)
)ss.
County of Davidson)

On this 6 day of June, 2022, personally appeared before me the within named TASHA LOCKS, Authorized Representative of Youth Rising, an Oregon Domestic Nonprofit Corporation, GRANTOR, and acknowledged the foregoing to be his voluntary act and deed.





Notary Public – State of Tennessee
My Commission expires: 03/06/2024

EXHIBIT A
Legal Description

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