



2022-008274
Klamath County, Oregon
07/06/2022 03:38:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

Washington Federal Bank

Grantor's Name and Address

United Way of the Klamath Basin

Grantee's Name and Address

After recording return to:

United Way of the Klamath Basin

136 North Third St., Ste. B

Klamath Falls, OR 97601

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

Same as above

File No. 531886AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Washington Federal Bank, a Washington state-chartered commercial bank, who acquired title as Washington Federal Bank, N.A., Successor by Merger to South Valley Bank and Trust

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

United Way of the Klamath Basin, an Oregon nonprofit organization,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

A parcel of land situated in Block 2 of "Replat No. 1 of a portion of Sunnyside Addition" to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the most Westerly corner of said Block 2; thence North 48° 47' East along the South right of way line of Shallock Avenue, 190.00 feet; thence leaving said right of way line South 32° 49' East parallel to Dahlia Street, 80.00 feet; thence South 48° 47' West parallel to said right of way line of Shallock Avenue, 190.00 feet to a 1/2 inch iron pin on the Easterly right of way line of said Dahlia Street; thence North 32° 49' West along said right of way line of Dahlia Street, 80.00 feet to the point of beginning.

This conveyance is made subject to the restriction that for a period of five (5) years from the date of this instrument, the Premises and any improvements now or hereafter located thereon shall not be used as or for the operation of a retail bank, credit union, savings and loan or other financial institution (or uses substantially similar or related thereto). The foregoing restriction shall run with Premises and be binding on Grantee and its successors and assigns.

The true consideration for this conveyance is \$220,000.00

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

In Witness Whereof, the grantor has executed this instrument this 5th day of July, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Washington Federal Bank

By:

Ricka Gerstmann
Ricka Gerstmann, Vice-President



State of Washington ss
County of King

On this 5 day of July, 2022, before me, Amanda McElvane, a Notary Public in and for said state, personally appeared Ricka Gerstmann, Vice-President of Washington Federal Bank, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Amanda McElvane
Notary Public for the State of WA State
Residing at: King County
Commission Expires: 1/19/25