

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2022-009212

Klamath County, Oregon



00303817202200092120030031

07/27/2022 02:36:29 PM

Fee: \$31.00

Klamath County

Grantor's Name and Address

Klamath Community College

Grantee's Name and Address

After recording, return to (Name and Address):

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise, send all tax statements to (Name and Address):

Klamath Community College
7390 S. 6th St
Klamath Falls, OR 97603

WARRANTY DEED

a political subdivision of the State of Oregon, Klamath County,
 ("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to Klamath Community
 College
 ("grantee"), all of that certain real property,
 with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as
 follows (legal description of property; description space continued on reverse):

Lots 1,2,3,4,5,35 and 36, and the Northwesterly one-half of Lot 6, described as:

Beginning at the Northwesterly corner of said Lot 6, thence, Southwesterly along the Westerly line of said lot, 200 feet to the Southwesterly corner thereof; thence Southeasterly along the Southwesterly line of said lot, a distance of 36 feet to a point; thence Northeasterly and parallel with the Easterly line of said lot a distance of 200 feet to a point on the Northeasterly line of said lot; thence Northwesterly along the Northeasterly line of said lot a distance of 36 feet to the place of beginning, all in Highland Park, according to the official plat thereof on file in the Clerk's Office, Klamath County, Oregon, excepting therefrom all that portion conveyed to the State of Oregon, by and through its State Highway Commission by Warranty Deed recorded November 2, 1971 in Volume M71, page 11423.

Reversion: The above parcel is granted to the Grantee(s) upon the express condition that the same be held by it for the public benefit, and for the provision of child care services, as that term is currently defined in ORS 271.330(2)(b)(B). In the event that said property is no longer used for the public benefit, and for the provision of child care services, the property shall revert to, and be the sole property of, the Grantor, without any necessity of declaration by Grantor, or right or exercise of right of entry. This reversionary clause complies with ORS 271.330.

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

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)

Returned at Counter



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

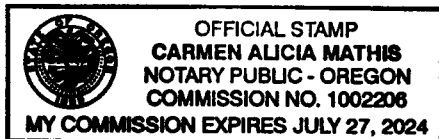
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on July 27, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Klamath County
by R. D. Vaughan, Prop. Mgr.
[Signature]

STATE OF OREGON, County of Klamath
This record was acknowledged before me on July 27th, 2022
by Rick Vaughan
This record was acknowledged before me on _____
by _____
as _____
of _____



Carmen Mathis
Notary Public for Oregon
My commission expires July 27th, 2024

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