



THIS SPACE RESERVED FOR RECORDER'S USE

First Church of God of Klamath Falls, Oregon
PO Box 1083
Klamath Falls OR 97601
Grantor's Name and Address

First Church of God of Klamath Falls, Oregon
PO Box 1083
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to:
First Church of God of Klamath Falls, Oregon
PO Box 1083
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
First Church of God of Klamath Falls, Oregon
PO Box 1083
Klamath Falls, OR 97601

File No. 572593AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

The First Church of God of Klamath Falls, Oregon,
a non-profit corporation as to a portion of Parcel 1

First Church of God of Klamath Falls, Oregon
an Oregon Corporation, as to a portion of Parcel 1

First Church of God of Klamath Falls,
as to Parcel 2 and a portion of Parcel 1

First Church of God of Klamath Falls, Oregon
an Oregon non-profit corporation as to Parcel 3

First Church of God,
an Oregon non-profit corporation as to Parcel 4

First Church of God of Klamath Falls, Oregon
as to Parcel 5 and a portion of Parcel 1

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

First Church of God of Klamath Falls, Oregon, a non-profit corporation,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$to convey title.

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 20 day of December, 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.

First Church of God of Klamath Falls

By: Roger D. Brown
Roger D. Brown, Treasurer

By: Ronald L. Griffith
Ronald L. Griffith, Secretary

By: Gary W. Price
Gary W. Price, Member at large

State of Oregon } ss
County of Klamath }

On this 20 day of December, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Roger D. Brown, Ronald L. Griffith, & Gary W. Price, 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.

Emily Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025



EXHIBIT "A"

PARCEL 1:

The Westerly 60 feet of Lot 1, Block 4, and the Westerly 60 feet of Lot 2, Block 4, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ALSO the Northerly 50 feet of the Easterly 150 feet of Lot 2, Block 4, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ALSO Lot 1, EXCEPT the Westerly 60 feet, Block 4, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ALL EXCEPTING THEREFROM the North 5 feet taken by Klamath County for the widening of Delaware Avenue as set forth in the instrument recorded October 18, 1963 in Book 348 at Page 571, Deed Records of Klamath County, Oregon.

PARCEL 2:

The E1/2 of Lot 3, Block 4, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the North 5 feet taken by Klamath County for the widening of Delaware Avenue as set forth in the instrument recorded October 18, 1963 in Book 348 at Page 571, Deed Records of Klamath County, Oregon.

PARCEL 3:

The W1/2 of Lot 3, Block 4, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the North 5 feet taken by Klamath County for the widening of Delaware Avenue as set forth in the instrument recorded October 18, 1963 in Book 348 at Page 571, Deed Records of Klamath County, Oregon.

PARCEL 4:

Lot 4, Block 4, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the North 5 feet taken by Klamath County for the widening of Delaware Avenue as set forth in the instrument recorded October 18, 1963 in Book 348 at Page 571, Deed Records of Klamath County, Oregon.

PARCEL 5:

Lots 20, 21, and 22, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed for road purposes in Volume M-69 at Page 6497, Deed Records of Klamath County, Oregon.