

2023-000224

Klamath County, Oregon



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01/11/2023 10:28:40 AM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

Send tax statements to:

Klamath Child and Family Treatment
Center, Inc. DBA Klamath Basin Behavioral
Health
Attn: Kendall Alexander
2210 N. Eldorado Ave.
Klamath Falls, OR 97601

WARRANTY DEED

Klamath County, a Political subdivision of the State of Oregon, Grantor, conveys and warrants to **Klamath Child and Family Treatment Center, Inc., an Oregon non-profit corporation DBA Klamath Basin Behavioral Health**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Parcels 1, 2 and 3 of Land Partition 69-07 being a re-plat of Tract 40C of ENTERPRISE TRACTS situated in the NW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

more commonly known as 705 and 725 Washburn Way, Klamath Falls, Oregon 97603.

The consideration for this transfer is KBBH becoming the CMHP for Klamath County, Oregon and providing mental health services for residents of said county in lieu of Klamath County providing said services. KBBH also agrees to provide indigent aid and forensic mental health assessments pursuant to ORS 161.365(7)(a) upon Court order in lieu of Klamath County paying for said aid and assessment(s). Further consideration for this Agreement and said transfer is the release and acceptance of benefits and the release and acceptance of obligations by the parties hereto and the covenants each pledges to the other.

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.

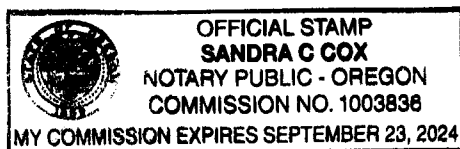
Dated this 29th day of November, 2022.

Klamath County, a Political subdivision of
the State of Oregon

By: Kelley Minty
Kelley Minty, Board Chair

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on November 29, 2022, by Kelley Minty, as Board Chair for Klamath County, a Political subdivision of the State of Oregon.



Sandra C Cox
Notary Public for Oregon
My commission expires: 9/23/24