

RECORDING REQUESTED BY:



220 6th Ave SW, Ste 100
Albany, OR 97321

AFTER RECORDING RETURN TO:

Order No.: 471823126994-RS
Thomas R. O'Brien, Trustee of the Thomas R. O'Brien
Revocable Living Trust dated April 3, 2023
2364 Newton St
Philomath, OR 97370

SEND TAX STATEMENTS TO:

Jesus Revival Association
2395 Kaley Ave NW
Salem, OR 97304

APN/Parcel ID(s): R566587
Tax/Map ID(s): 39S-9E-12-SE-NE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas R. O'Brien, Trustee of the Thomas R. O'Brien Revocable Living Trust dated April 3, 2023, Grantor, conveys and warrants to Jesus Revival Association, an Oregon corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

All of Lots 4, 5, 6 and 7 of HAGAR 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 to State of Oregon, by and through its Department of Transportation by Warranty Deed recorded December 12, 2018 in Instrument 2018-014920, Records of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$144,000.00). (See ORS 93.030).

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Taxes assessed under Code No. 024 Account No. 566587 Map No. 3909-012DA-01300
The 2023-2024 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath County Drainage

The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-30-23

Thomas R O'Brien

Thomas O'Brien, Trustee of the Thomas R. O'Brien Revocable Living Trust
dated April 3, 2023

*R
State of Oregon
County of Linn

This instrument was acknowledged before me on August 30, 2023 by Thomas O'Brien.

Kristina Furlow
Notary Public - State of Oregon

My Commission Expires: Oct 12, 2025

