

RECORDING REQUESTED BY:



300 Klamath AVE
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Order No.: 471823127782-RS
Tillie A. Webb
Wildred, LLC
7958 Kings Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Wildred, LLC
7958 Kings Way
Klamath Falls, OR 97603

APN/Parcel ID(s): 566587

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jesus Revival Association, an Oregon corporation, Grantor, conveys and warrants to Wildred, LLC, an Oregon limited liability company, 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 EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$85,000.00). (See ORS 93.030).

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

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

AFTER RECORDING RETURN TO
TICOR TITLE: 471823127782

STATUTORY WARRANTY DEED

(continued)

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

Dated Nov 7 2023; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Jesus Revival Association

BY: Gordon Colfax
Gordon Colfax
President

State of OR
County of Wm

This instrument was acknowledged before me on Nov 7 2023 by

Gordon Colfax as President of
Jesus Revival Association, an Oregon corporation.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/15/2024

