



**2024-000427**  
**Klamath County, Oregon**  
01/16/2024 11:29:02 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Scott Goodsell

17220 SW Tall Tree Pl.

Beaverton, OR 97007

Until a change is requested all tax statements shall be sent to the following address:

Scott Goodsell

17220 SW Tall Tree Pl.

Beaverton, OR 97007

File No. 613439AM

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**STATUTORY WARRANTY DEED**

**Klamath Falls Gospel Mission, an Oregon Domestic Nonprofit Corporation,**

Grantor(s), hereby convey and warrant to

**Scott Goodsell,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**See Attached Exhibit 'A'**

**The true and actual consideration for this conveyance is \$300,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 12 day of January, 2024.

Klamath Falls Gospel Mission, an Oregon Domestic Nonprofit Corporation

By: Vickie Ream  
Vickie Ream, Board Chairman

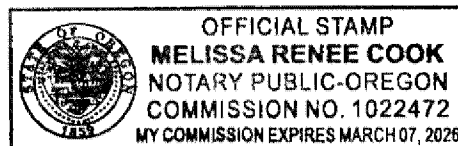
By: Anders Rasmussen  
Anders Rasmussen, Board Treasurer

State of OR}ss.  
County of Klamath}

On this 12 day of January, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Anders Rasmussen, Board Treasurer and Vickie Ream known to me to be the Board Chairman of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Cook  
Notary Public for the State of OR  
Residing at: Klamath County, OR  
Commission Expires: 3/7/26



**EXHIBIT 'A'**

File No. 613439AM

**PARCEL 1:**

Beginning at a point North 38°56' East a distance of 164 feet from the Easterly corner of Block 78 in Klamath Addition to the City of Klamath Falls, Oregon; thence North 51°4' West 100 feet, thence North 38°56' East 52 feet; thence South 51°4' East 100 feet thence South 38°56' West 52 feet to the point of beginning, being a portion of the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2:**

Beginning at a point North 38°56' East distant 60 feet from the Easterly corner of Block 78 of Klamath Addition to the City of Klamath Falls, Oregon, North 51°4' West 100 feet; thence North 38°56' East 52 feet; thence South 51°4' East 100 feet; thence South 38°56' West 52 feet to the place of beginning, being a portion of the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian and is known as Lot 6 of Block 79 of Klamath Addition to the City of Klamath Falls.

**PARCEL 3:**

Beginning at a point from the Easterly corner of Block 78 of Klamath Addition to the town of Klamath Falls, Oregon, Thence North 38°56' East a distance of 112 feet; thence North 51°4' West 100 feet; thence North 38°56' East 52 feet; thence South 51°4' East 100 feet; thence South 38°56' West 52 feet to the place of beginning, being a part of the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, being what is known as Lot 7 Block 79 of Klamath Addition to the City of Klamath Falls, Oregon.