



2024-003617
Klamath County, Oregon
05/09/2024 01:18:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James E. Walter

282 Red Mountain Dr

Cloverdale, CA 95425

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

James E. Walter

282 Red Mountain Dr

Cloverdale, CA 95425

File No. 632008AM

STATUTORY WARRANTY DEED

Klamath Falls Friends Church Inc., an Oregon nonprofit religious corporation as to Parcel 1, and Friends Church, as Parcel 2,

Grantor(s), hereby convey and warrant to

James E. Walter,

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:

Parcel 1:

The Northeasterly 115 feet of Lot 1, Block 71 Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

Lot 2, Block 71, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$135,905.00.

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 8th day of May, 2024.

Klamath Falls Friends Church Inc., an Oregon Nonprofit Religious Corporation as to Parcel 1

By: Linda Warner
Linda Warner, Stewardship Clerk

Friends Church, as to Parcel 2

By: Linda Warner Stewardship Clerk
Linda Warner, Stewardship Clerk

G A Virginia
State of ~~Oregon~~ ss.
County of ~~Klamath~~ }
Loudoun

On this 8th day of May, 2024, before me, Gloria Asare a
Notary Public in and for said state, personally appeared Linda Warner known to me to be the Stewardship Clerk of the Klamath Falls Friends Church, Inc., an Oregon Non-Profit Religious Corporation and of Friends Church, and acknowledged to me that pursuant to Resolutions 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.

Gloria Asare
Gloria Asare
Notary Public for the State of ~~Oregon~~ Virginia
Residing at: ~~Klamath~~ County, ~~OR~~ VA G A
Commission Expires: 12/31/2024
My Commission #: 7901547
Electronic Notary Public



Notarized remotely online using communication technology via Proof.