



After recording return to:
Jose Antonio Davila
121 Iowa Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Jose Antonio Davila
121 Iowa Street
Klamath Falls, OR 97601

File No.: 7161-4161810 (SA)
Date: May 01, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Klamath Child and Family Treatment Center, Inc., who acquired title as Klamath Child Treatment Center, Inc., Grantor, conveys and warrants to **Jose Antonio Davila,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$340,000.00.** (Here comply with requirements of ORS 93.030)

APN: **R773648**

Statutory Warranty Deed
- continued

File No.: **7161-4161810 (SA)**

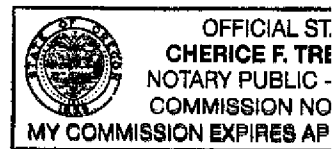
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 7 day of June, 2024.

Klamath Child and Family Treatment Center,
Inc., an Oregon non-profit corporation

By: _____

Name: Kendall P. Alexander
Title: Chief Executive Officer



APN: **R773648**

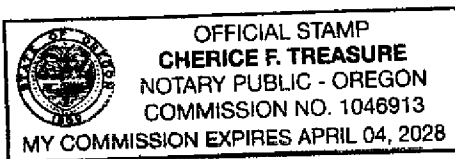
Statutory Warranty Deed
- continued

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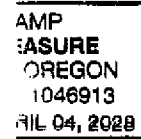
STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 7th day of June, 2024
by Kendall P. Alexander as Chief Executive Officer of Klamath Child and Family Treatment
Center, Inc., on behalf of the Oregon non-profit corporation.

Cherice F. Treasure



Notary Public for Oregon
My commission expires:



APN: **R773648**

Statutory Warranty Deed
- continued

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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1

Lots 7 and 8, the Easterly 36 feet of Lot 6, the Southerly 10 feet of the Easterly 36 feet of Lot 3 and the Southerly 10 feet of Lots 1 and 2, Block 7 NORTH KLAMATH FALLS ADDITION, in the County of Klamath, State of Oregon.

Parcel 2:

That portion of Lot 5 lying East of State Highway property and all of Lot 6, EXCEPTING the Easterly 36 feet of Lot 6, Block 7 NORTH KLAMATH FALLS ADDITION, in the County of Klamath, State of Oregon.