



2025-000835

Klamath County, Oregon

02/07/2025 10:38:02 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Wesley James Properties, LLC, an Oregon  
Limited Liability Company  
10420 Quail Ln.  
Klamath Falls, OR 97603

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

Wesley James Properties, LLC, an Oregon  
Limited Liability Company  
10420 Quail Ln.  
Klamath Falls, OR 97603  
File No. 665353AM

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## STATUTORY WARRANTY DEED

**Klamath Falls Gospel Mission,**

Grantor(s), hereby convey and warrant to

**Wesley James Properties, LLC, an Oregon Limited Liability Company,**

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'**

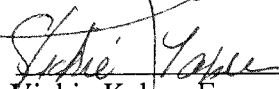
**The true and actual consideration for this conveyance is \$450,000.00.**

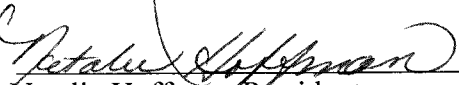
The above-described property is free of encumbrances except all those items of record, if any, as of the  
date of this deed and those shown below, if any:

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: February 5, 2025


Klamath Falls Gospel Mission

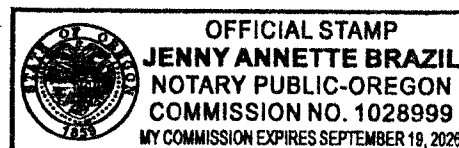
By:   
Vickie Kaber, Executive Director

By:   
Natalie Hoffman, President

State of Oregon}ss.  
County of Klamath}

On this 5<sup>th</sup> day of February, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Vickie Kaber, as Executive Director, and Natalie Hoffman, as President, both on behalf of Klamath Falls Gospel Mission, and acknowledged to me that pursuant to a Resolution of the Board of Directors, they 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 9/19/2026



**EXHIBIT 'A'**

**PARCEL 1:**

A tract of land in the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of Block 78 of KLAMATH ADDITION to Klamath County, Oregon; thence North 38° 56' East, a distance of 204 feet to the point of beginning; thence South 51° 4' East, a distance of 100 feet; thence North 38° 56' East, a distance of 116 feet to a point; thence North 51° 4' West, a distance of 100 feet to a point; thence South 38° 51' West, a distance of 116 feet to the point of beginning.

NOTE: Said property is not platted however, it has been also described as Lots 1 and 2 and the Northeasterly 12 feet of Lot 3, all in Block 79, KLAMATH ADDITION, Klamath County, Oregon.

**PARCEL 2:**

A tract of land in the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of Block 78 of KLAMATH ADDITION to Klamath County, Oregon; thence North 38° 56' East, a distance of 164 feet to the point of beginning; thence North 38° 56' East, a distance of 40 feet; thence South 51° 4' East, a distance of 100 feet; thence South 38° 56' West, a distance of 40 feet; thence North 51° 4' West, a distance of 100 feet to the point of beginning.

NOTE: Said property is not platted however, it has been also described as the Southwesterly 40 feet of Lot 3 of Block 79, KLAMATH ADDITION, Klamath County, Oregon.