



THIS SPACE RESERVED FOR RECORDER'S USE

2025-003281
Klamath County, Oregon
05/02/2025 10:46:01 AM
Fee: \$92.00

Crosspoint Christian School, Inc. an Oregon nonprofit corporation, successor by Merger to Hosanna Christian School, Inc., an Oregon nonprofit corporation and The Triad School, an Oregon nonprofit corporation

Grantor's Name and Address

Crosspoint Christian School, Inc., an Oregon non-profit corporation
5000 Hosanna Way
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:
Crosspoint Christian School, Inc., an Oregon non-profit corporation
5000 Hosanna Way
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Crosspoint Christian School, Inc., an Oregon non-profit corporation
5000 Hosanna Way
Klamath Falls, OR 97603

File No. 666243AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Crosspoint Christian School, Inc. an Oregon nonprofit corporation, successor by Merger to Hosanna Christian School, Inc., an Oregon nonprofit corporation and The Triad School, an Oregon nonprofit corporation

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Crosspoint Christian School, Inc., an Oregon non-profit corporation,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true consideration for this conveyance is \$ to convey title.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In, Witness Whereof, the grantor has executed this instrument this 1 day of May, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Crosspoint Christian School, Inc.

By: [Signature]
Timothy J. Moore, Board Chair

By: [Signature]
Kevin S. Rice, Head Administrator

State of Oregon } ss
County of Klamath }

On this 1 day of May, 2025, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Timothy J. Moore as Board Chair and Kevin S. Rice as Head Administrator of Crosspoint Christian School, Inc. known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025



EXHIBIT 'A'

That portion of the SE1/4 of the NW1/4 lying Southeast of the U.S.B.R. A-3 Lateral Canal Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the SE1/4 of the NW1/4 and NE1/4 NW1/4 described as follows:

A tract of land situated in the NE1/4 NW1/4, SE1/4 NW1/4, SW1/4 NE1/4 Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marking the Southwest corner of Block 6, Tract 1035, GATEWOOD, a duly recorded subdivision, said point being North 00°14'05" West 30.00 feet from the center 1/16 corner of said Section 14; thence North 89°58'56" West parallel to and 30 feet Northerly of the Southerly line of the NE1/4 NW1/4, said Section 14, 484.88 feet; thence South 00°01'04" East 358.74 feet; thence South 30°55'12" East 324.33 feet; thence South 01°44'41" East 428.54 feet; thence North 88°15'19" East 20.00 feet; thence South 01°44'41" East 170.00 feet to the Northerly right of way line of the 1-C-7 U.S.B.R. drain; thence along said right of way line, North 88°15'19" East 120.00 feet to the centerline of Glenwood Drive extended Northerly, continuing along said right of way line, North 88°15'19" East 540.01 feet, North 10°46'25" East 1175.49 feet, North 01°17'15" West 29.44 feet to the Northerly line of the SW1/4 NE1/4, said Section 14; thence leaving said right of way line, North 89°58'56" West 598.53 feet to the center 1/16 corner of said Section 14; thence North 00°14'05" West 30.00 feet to the point of beginning, with bearings based on said Tract 1035, Gatewood.