

2025-003969

Klamath County, Oregon



00342260202500039690030039

05/27/2025 11:11:13 AM

Fee: \$31.00

Until requested otherwise, send all tax statements to:

Klamath Community College
7390 South Sixth Street
Klamath Falls, OR 97601

CORRECTION DEED

This Correction Deed is made and entered into this 12th day of May, 2025, by Klamath County, a political subdivision of the state of Oregon, as grantor, and Klamath Community College, as grantee.

WHEREAS, grantor conveyed certain real property to grantee by Warranty Deed, July 27, 2022, and recorded with the Klamath County Clerk, Klamath County, Oregon, as document 2022-009212; and

WHEREAS, the original deed contained a deed restriction and reversionary clause, restricting the use of the property by grantee. Said restriction noted that the property must be used for childcare services. By mutual agreement, neither grantor, nor grantee, wish to bind, or be bound by that restriction, and reversionary clause. The parties wish the reversionary clause to restrict the use to social services.

WHEREAS, to prevent future difficulties and to permit recordation of the deed which reflects the true intent of the agreement and the parties in every respect, the parties desire to correct the errors of the legal description containing the reversionary clause.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and the Warranty Deed referred to above, it is agreed that the legal description on the deed referred to above be corrected to read:

Lots 1,2,3,4,5,35 and 36, and the Northwesterly one-half of Lot 6,
described as:

Beginning at the Northwesterly corner of said Lot 6, thence, Southwesterly along the Westerly line of said lot, 200 feet to the Southwesterly corner thereof; thence Southeasterly along the Southwesterly line of said lot, a distance of 36 feet to a point; thence Northeasterly and parallel with the Easterly line of said lot a distance of 200 feet to a point on the Northeasterly line of said lot; thence Northwesterly along the Northeasterly line of said lot a distance of 36 feet to the place of beginning, all in Highland Park, according to the official plat thereof on file in the Clerk's Office, Klamath County, Oregon, excepting therefrom all that portion conveyed to the State of Oregon, by and through its State Highway Commission by Warranty Deed recorded November 2, 1971 in Volume M71, page 11423.

Reversion: The above parcel is granted to the Grantee(s) upon the express condition that the same be held by it for the public benefit, and for the provision of social services, as that term is currently defined in ORS 271.330(2)(b)(B). In the event that said property is no longer used for the public benefit, and for the provision of social services, the property shall revert to, and be the sole property of, the Granter, without any necessity of declaration by Grantor, or right or exercise of right of entry. This reversionary clause complies with ORS 271.330.

In all other particulars, the deed referenced above is confirmed and adopted as if set forth in full herein.

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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

GRANTOR

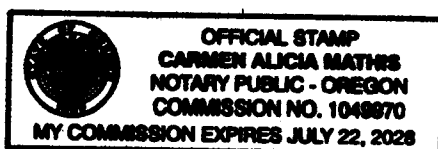
Klamath County, a political subdivision
of the State of Oregon,

By: _____

Rick Vaughn, Property Manager

State of Oregon)
) ss.
County of Klamath)

On this 27th day of May, 2025, personally appeared Rick Vaughn, who acknowledged before me that he is the Klamath County Property Manager, and that said instrument was signed on behalf of Klamath County by authority of its board of county commissioners, and he acknowledged said instrument to be its voluntary act and deed.
Before me:



Carmen Mathis

Notary Public for Oregon

My Commission Expires: July 22, 2028

GRANTEE

Klamath Community College

By: 

Dr. Roberto Gutierrez

PRINTED NAME

Its: President

State of Oregon)

) ss.

County of Klamath)

On this 12 day of May, 2025, personally appeared
Dr. Roberto Gutierrez, who acknowledged before me that s/he is the
President of Klamath Community College, and that said instrument was signed
on behalf of Klamath County College by authority of its articles, or its board of trustees, and s/he
acknowledged said instrument to be its voluntary act and deed.

Before me:


Notary Public for Oregon

My Commission Expires: 8/12/2028

