

10403

MTC 22687-D

WARRANTY DEED

Vol. m90 Page 1384

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH FALLS CHURCH OF CHRIST, who acquired title as Arthur Street Church of Christ, an Oregon Church Holding Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ZION CHURCH IN JESUS CHRIST, INC., a California non-profit corporation

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North 70 feet of Lot 4, Block 1, HOME-ACRES, a subdivision of ENTERPRISE TRACT NO. 25, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-3BA-3100

"This instrument will 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 approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00  
~~however, the actual consideration consists of the purchase of other property or value given or promised which is not stated in this deed. The entire amount between the symbols, if not applicable, should be deleted.~~  
~~See OBS-91638~~

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

In Witness Whereof, the grantor has executed this instrument this 19th day of JANUARY, 19 90 ; if a corporate grantor; it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

By: Bob G. Thompson  
 Bob G. Thompson, Trustee

STATE OF OREGON, )  
 County of Klamath ) ss.  
 1/19, 19 90

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
 Bob G. Thompson, Trustee of the Klamath  
 Falls Church of Christ

Personally appeared \_\_\_\_\_ and  
 \_\_\_\_\_ who, being duly sworn,  
 each for himself and not one for the other, did say that the former is the  
 \_\_\_\_\_ president and that the latter is the  
 \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
 to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate  
 seal of said corporation and that said instrument was signed and sealed  
 in behalf of said corporation by authority of its board of directors; and  
 each of them acknowledged said instrument to be its voluntary act and  
 deed.

(OFFICIAL  
 SEAL)

(OFFICIAL  
 SEAL)

Before me CAMELIA SPENCER  
 NOTARY PUBLIC-OREGON  
 Notary Public for Oregon 5/15/92  
 My commission expires: \_\_\_\_\_

Before me:  
 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

Klamath Falls Church of Christ

Go Mike Simpson

5104 Mazama Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

ZION CHURCH IN JESUS CHRIST, INC.

1774 Arthur St.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
 ZION CHURCH IN JESUS CHRIST, INC.

1774 Arthur St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

ZION CHURCH IN JESUS CHRIST, INC.

3723 Altos Ave.

Sacramento, CA 95838

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
 received for record on the 19th  
 day of Jan., 19 90,  
 at 4:44 o'clock P.M. and recorded in  
 book M90 on page 1384 or as  
 file/reel number 10403

Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

By: Pauline Muehlste Deputy

Fee \$28.00