

KNOW ALL MEN BY THESE PRESENTS, That GRACE THRU FAITH MINISTRIES, INC. an Oregon Corporation dba CENTRAL COAST CHRISTIAN FELLOWSHIP

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MANUEL R. CASTANEDA AND SUSAN F. CASTANEDA, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

SEE ATTACHED EXHIBIT "A"

"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 to the land

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 \$ 85,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). ¹(The sentence between the symbols¹, if not applicable, should be deleted. See ORS 93.030.)

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 12th day of May, 19 92; 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.

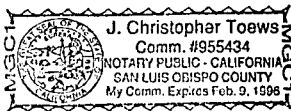
STATE OF OREGON,)
County of Klamath) ss.
May 12, 19 92

Personally appeared the above named _____
Laena L. Chapman, Treasurer

_____ and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:



Grace Thru Faith Ministries, Inc., an Oregon Corporation dba Central Coast Christian Fellowship

By-

By-

Laena L. Chapman
Treasurer
Grace Thru Faith Ministries
Inc., an Oregon Corporation
dba Central Coast Christian
Fellowship

STATE OF OREGON, County of San Luis Obispo) ss.

The foregoing instrument was acknowledged before me this May 15, 19 92, by Laena L. Chapman.

_____, president and by _____, Treasurer of Grace Thru Faith Ministries Inc. dba Central Coast Christian Fellowship, an Oregon Corporation, on behalf of the corporation.

Notary Public for California
My commission expires: 2-9-96 (SEAL)

Grace Thru Faith Ministries, Inc. an
Oregon Corporation dba Central Coast
Christian Fellowship

GRANTOR'S NAME AND ADDRESS

Manuel L. Castaneda and Susan F. Castaneda
617 and 623 E. Front Street
Merrill, Oregon 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____. at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

That part of Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 523 feet West and 30 feet South of the Quarter corner of Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence South 209 feet; thence West 270 feet; thence North 209 feet; thence East 270 feet to the point of beginning.

EXCEPTING that portion lying within the right of way of the Klamath Falls - Malin Highway No. 39.

PARCEL 2

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the cased monument at the intersection of Front and Lincoln Streets, Merrill, Oregon; thence South 336.00 feet to a point REFERRED TO as point A in that Real Estate Contract recorded in Volume 357, page 114, Klamath County Deed Records, being West 1328 feet and South 336 feet from the 1/4 corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 324.00 feet to the TRUE POINT OF BEGINNING of this description; thence North 296.00 feet to a point on the South right of way line of the Dalles-California Highway (Front Street); thence East, along said right of way line, 211.00 feet; thence South 448.00 feet; thence West 211.00 feet; thence North 152.00 feet to the POINT OF BEGINNING, with bearings based on Front Street as being East; SURVEY NO. 3204.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of May A.D., 19 92 at 3:19 o'clock P M., and duly recorded in Vol. M92,
of deeds on Page 10798.

Evelyn Biehn County Clerk

FEE \$35.00

By Dorine S. Smith