

55765

WARRANTY DEED

Vol. M98 Page 10919

KNOW ALL MEN BY THESE PRESENTS, That LIVING WORD FELLOWSHIP OF KLAMATH FALLS, INC., an Oregon non-profit corporation, now known as FOOTHILLS CHRISTIAN FELLOWSHIP

in consideration of TWO HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100---- Dollars, to it paid by the Grantee herein, does hereby grant, bargain, sell and convey unto COLSON & COLSON CONSTRUCTION CO., an Oregon general partnership

Grantee the following described real property, situated in the County of Klamath and State of Oregon, to wit:

Parcel 2 of Partition #5-95, recorded in the office of the County Clerk of Klamath County, Oregon, located in the NW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

All that portion of the SE 1/4 NW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the property conveyed to El Paso National Gas Company by Warranty Deed recorded October 12, 1961 in Volume 333, Page 145, Deed Records of Klamath County, Oregon.

***pg. 2453; Ease. rec. Dec. 30, 1985 in Vol. M85, Pg. 20984; Ease. rec. April 21, 1995 in Vol. M95, Pg. 10100; Ease. rec. April 21, 1995 in Vol. M95, Pg. 10106, DR for Klamath County, Oregon.

Parcel # R837116 R877902

To Have and to Hold the granted premises unto the said Grantee its Heirs and Assigns forever.

And the Grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances, except: Rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways; Ease-ment to Pac. Tel. & Tele. Co., rec. Aug. 1, 1942 in Vol. 149, Pg. 48, DR; Ease. to El Paso Nat. Gas. rec. Oct. 11, 1961 in Vol. 333, Pg. 118, DR; Reservation rec. Oct. 12, 1961 in Vol. 333, Pg. 145; Ease. rec. Oct. 5, 1973 in Vol. M73, Pg. 13497; Agree-ment rec. Jan. 5, 1979 in Vol. M79, Pg. 456, and re-recorded Jan. 30, 1979 in Vol. M79***

and that it will and its successors and assigns, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

Witness our hand s and seal this April day of 19 98.

LIVING WORD FELLOWSHIP OF KLAMATH FALLS (SEAL)

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST ANY FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dennis L. Roberts, Pastor/President (SEAL)
DENNIS L. ROBERTS, PASTOR/PRESIDENT (SEAL)
(SEAL)

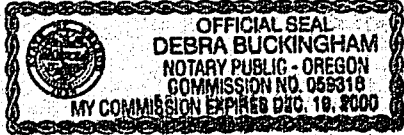
STATE OF OREGON

County of Klamath } ss.

On this 3rd day of April, 19 98, before me appeared DENNIS L. ROBERTS both to me personally

known, who being duly sworn, did say that he, the said DENNIS L. ROBERTS is the Pastor and President, and he, the said Secretary of LIVING WORD FELLOWSHIP OF KLAMATH FALLS, the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and DENNIS L. ROBERTS and acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debra Buckingham Notary Public for Oregon.
My Commission expires 12-19-2000

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on April 3, 1998 at 3:08 o'clock P.M., and was recorded in Book M98 Page 10919 Record of Deeds of said county.

Bernetha G. Letach, County Clerk
Recorder of Conveyances

By Kathleen Rose Deputy
Fee \$30.00

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

COLSON & COLSON CONSTRUCTION CO.
2250 MCGILCHRIST ST. SE STE. 200
SALEM, OR 97302

Return to:

COLSON & COLSON CONSTRUCTION CO.
2250 MCGILCHRIST ST. SE STE. 200
SALEM, OR 97302

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