

NOTE 92470

THIS SPACE 1

2011-014239

Klamath County, Oregon



00111888201100142390040048

12/28/2011 11:09:50 AM

Fee: \$52.00

After recording return to:  
Steering Wheel Ministries  
PO Box 135  
Chemult, OR 97731

Until a change is requested all tax statements  
shall be sent to the following address:  
Steering Wheel Ministries  
PO Box 135  
Chemult, OR 97731

Escrow No. OM136604DM  
Title No. 92470  
SWD r.042611

### STATUTORY WARRANTY DEED

**The International Church of Foursquare Gospel, a Non Profit Corporation,**

Grantor(s), hereby convey and warrant to

**Steering Wheel Ministries**

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

The true and actual consideration for this conveyance is **\$70,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

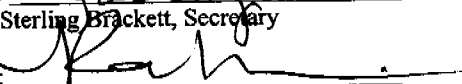
529nd

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 22nd day of December, 2011.

The International Church of Foursquare Gospel, a Non Profit Corporation

BY:   
Sterling Brackett, Secretary

BY:   
Ralph Devin, Controller

State of California  
County of

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by Sterling Brackett as Secretary and Ralph Devin as Controller of The International Church of Foursquare Gospel, a Non Profit Corporation..

SEE ATTACHED

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

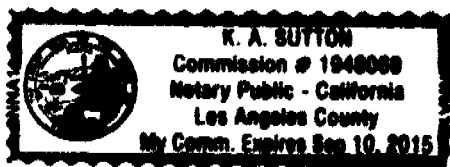
CIVIL CODE § 1189

State of California

County of Los Angeles

On Dec. 22, 2011 before me, K.A. Sutton, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Sterling Brackett and Ralph Devin  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: K.A. Sutton  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Sterling Brackett

☒ Corporate Officer — Title(s): Secretary

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer's Name: Ralph Devin

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☒ Other: Controller

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The North 30 feet of Lot 3 and Lots 4, 5 and 6 in Block 2, ORIGINAL TOWN OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH the vacated alley adjacent thereto by Order of Vacation recorded March 7, 1957 in Volume 290, page 222, Deed Records of Klamath County, Oregon.

The Northerly 50 feet of Lot 7, Lot 8 EXCEPTING THEREFROM the Westerly 10 feet of the Southerly 90 feet, Lot 9, EXCEPT the Northerly 50 feet, and ALL of Lot 10, all in Block 2, ORIGINAL TOWN OF CHEMULT, TOGETHER WITH the vacated alleys adjacent thereto by Order of Vacation recorded March 7, 1957 in Volume 290, page 222, Deed Records of Klamath County, Oregon.