



MTC 239030 An

After recording return to:

Anthony Lee Larson
1825 NE Marine Drive
Portland, OR 97211

2018-007018

Klamath County, Oregon

06/11/2018 01:23:01 PM

Fee: \$97.00

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

1825 NE Marine Drive
Portland, OR 97211

Statutory Special Warranty Deed

International Church of the Four Square Gospel, a non-profit California corporation; also known as International Church of the Foresquare Gospel; also known as International Church of the Foursquare Gospel, a religious corporation of California, Grantor, the address for which is 1910 W. Sunset Blvd., Los Angeles, CA 90026, conveys and warrants to Anthony Lee Larson, Grantee, the address for which is 1825 NE Marine Drive., Portland, OR 97211, the following described real property described on Exhibit A, attached hereto and by this reference incorporated herein, free of encumbrances created or suffered by the grantor except as specifically set forth herein.

Tax Account No.:

R-3809-028CD-03000-000

R-3809-028CD-03100-000

R-3809-028CD-05500-000

R-3809-028CD-05600-000

This property is free of encumbrances.

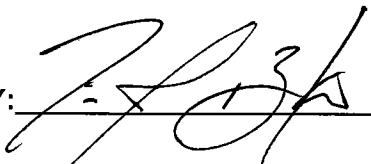
The true consideration for this conveyance is **\$325,000.00** (Here comply with requirements of ORS 93.030.)

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

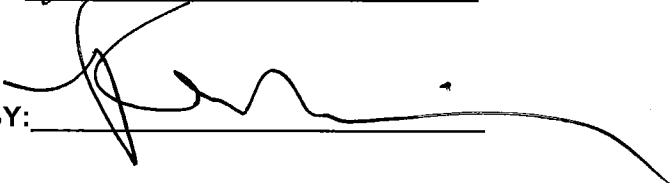
2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,
CHAPTER 8, OREGON LAWS 2010.

Date: June 7, 2018

International Church of the Four Square Gospel, a non-profit California corporation

BY: 

Its: Tim J. Baskin, Asst. Secretary

BY: 

Its: Ralph Devin, Controller

STATE OF
County of _____

On this _____ day of _____, __, personally appeared before me
_____, known to me or
proven by satisfactory evidence to be the same person as named in the within instrument and he/she/they
executed said instrument and acknowledged same as _____ of
_____ on behalf of said entity.

Please see attachment _____
Notary Public in and for
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

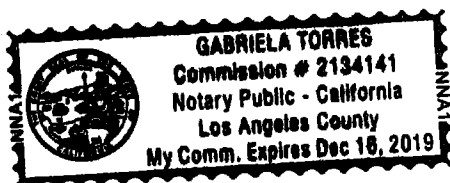
State of California)
County of Los Angeles)

On June 7, 2018 before me, Gabriela Torres, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Tim J. Baskin 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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Special Warranty Deed Document Date: 06-07-2018

Number of Pages: two Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tim J. Baskin

☒ Corporate Officer — Title(s): Asst. Secretary

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

International Church of the Foursquare Gospel

Signer's Name: Ralph Devin

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☒ Other: Controller

Signer Is Representing: _____

International Church of the Foursquare Gospel

EXHIBIT "A"

PARCEL 1:

Lot 11 in Block 43 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 12 in Block 43 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lots 6, 7, 8, 9 and 10 in Block 1, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

Lots 5 in Block 1, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.