

2019-010039

Klamath County, Oregon



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09/03/2019 10:42:14 AM

Fee: \$102.00

After Recording Return to:

B. Rupert Koblegarde, Attorney
1130 SW Morrison Street, Suite 415
Portland, Oregon 97205-2215

Until a Change is Requested Send

All Tax Statements to:

Assemblies of God, Oregon District
5745 Inland Shores Way N
Keizer, OR 97303

Grantor:

Merrill Assembly of God
c/o Assemblies of God, Oregon District
5745 Inland Shores Way N
Keizer, OR 97303

Grantee:

Assemblies of God, Oregon District
5745 Inland Shores Way N
Keizer, OR 97303

BARGAIN AND SALE DEED BY SUCCESSOR IN INTEREST

MERRILL ASSEMBLY OF GOD, by and through ASSEMBLIES OF GOD, OREGON DISTRICT, a nonprofit corporation, its Successor in Interest, GRANTOR, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ASSEMBLIES OF GOD, OREGON DISTRICT, an Oregon nonprofit corporation, GRANTEE, and unto said Grantee's heirs, successors, and assigns, all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, situated in Klamath County, Oregon, described as follows, to-wit:

Lot 7 and Lot 8 of block 21 of the City of Merrill, Klamath County, Oregon according to the plat of the original town of Merrill, Oregon on file in the office of the County Clerk for Klamath County, Oregon.

Parcel ID: 121415

Tax Lot: R-4110-002DD-03700-000

The true and actual consideration for this conveyance stated in terms of dollars is: \$None. This is a transfer of ownership of the property pursuant to the deed wherein Merrill Assembly of God took title from Merrill Full Gospel Church, an Assembly of God church, said deed being dated March 25, 1982 and recorded on March 25, 1982 in book/reel/volume No. M82, on page 3758. Said deed provides that: "In the event the church ceases to be an Assembly of God church, title reverts to the Assemblies of God Oregon District."

The authority of Assemblies of God, Oregon District, as successor in interest to Merrill Assembly of God, to transfer property in the name of Merrill Assembly of God, is supported by the affidavit of Assemblies of God, Oregon District attached as Exhibit A and hereby incorporated herein by reference, together with Exhibit A-1 being the deed wherein Merrill Assembly of God took title, as referred to above, attached hereto as Exhibit A-1, and hereby incorporated herein by reference.

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. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7 CHAPTER 8, OREGON LAWS 2010.

DATED: August 6, 2019.

MERRILL ASSEMBLY OF GOD, by and through
ASSEMBLIES OF GOD, OREGON DISTRICT,
an Oregon nonprofit corporation, successor in
interest to Merrill Assembly of God

Lee McCloud
LEE MC CLOUD, Vice President

Boyd S. Powers
BOYD S. POWERS, Secretary

STATE OF OREGON)
) ss.
COUNTY OF MARION)

On this 6 day of August, 2019, personally appeared ASSEMBLIES OF GOD, OREGON DISTRICT, successor in interest to Merrill Assembly of God, by and through Lee McCloud, its Vice President, and Boyd S. Powers, its Secretary, acknowledged the foregoing instrument to be the voluntary act and deed of said corporation, pursuant to authority of the governing instruments of said entity.



Diane M. Roberts
Notary Public for Oregon
My Commission Expires: May 26, 2020

STATE OF OREGON)
) ss.
COUNTY OF MARION)

1. Merrill Assembly of God ceased to be an Assembly of God Church in 2017.
2. Merrill Assembly of God ceased all operations of whatsoever kind or nature in 2017.
3. Merrill Assembly of God was administratively dissolved by the Corporation Division of the Secretary of State's office on August 30, 2018.
4. There are no members, no board members and no other officers or directors of Merrill Assembly of God.
5. Pursuant to that certain Warranty Deed dated March 25, 1982 and recorded March 25, 1982 in book/reel/volume No M82 on Page 3758 or as document/fee/title/instrument/microfilm number 3758 wherein Merrill Assembly of God took title to the subject property, there is a reversion clause that provides: "In the event the church ceases to be an Assembly of God church,

title reverts to the Assemblies of God, Oregon District." A true and correct copy of said deed containing said reversion clause is attached hereto as Exhibit A-1 and hereby incorporated herein by reference.

Dated: August 6, 2019.

ASSEMBLIES OF GOD, OREGON DISTRICT

Lee McCloud
Lee McCloud, Vice President

Boyd S. Powers
Boyd S. Powers, Secretary

Subscribed and sworn to before me this 6 day of August, 2019.

Diane M. Roberts
Notary Public for Oregon
My Commission Expires: May 26, 2020



