

2019-012266

Klamath County, Oregon



00248931201900122660020028

10/21/2019 09:19:08 AM

Fee: \$87.00

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:

Faith Tabernacle of Klamath Falls, Oregon
2610 Shasta Way
Klamath Falls, OR 97603

Grantor:

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

Grantee:

Faith Tabernacle of Klamath Falls, Oregon
dba Refuge City Church
2610 Shasta Way
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

ASSEMBLIES OF GOD, OREGON DISTRICT, a nonprofit corporation, GRANTOR, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FAITH TABERNACLE OF KLAMATH FALLS, OREGON, an Oregon nonprofit corporation, dba Refuge City Church, GRANTEE, the following described real property free of encumbrances, except those of record, or as specifically set forth herein, 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 from a nonprofit entity to an affiliated nonprofit entity and no monetary consideration is involved.

SUBJECT TO RE-VESTING IN GRANTOR UPON ANY ONE OR MORE OF THE FOLLOWING CONDITIONS SUBSEQUENT: If said property, or any portion of it, is at any time (a) not used as an Assembly of God Church affiliated and in good standing with the Assemblies of God, Oregon District, or its successor, ("District"), or (b) if Grantee or any of Grantee's successors ("Grantee") ceases to function as an Assemblies of God church affiliated with and in good standing with the District, or (c) if Grantee disaffiliates from the District by any means whatsoever, or (d) if Grantee fails at any time to qualify as exempt from federal income tax, or (e) Grantee is dissolved, then the property herein granted shall revert to and re-vest in the Grantor, or Grantor's successor. The determination as to whether or not any of the foregoing conditions subsequent have occurred shall be in the sole discretion

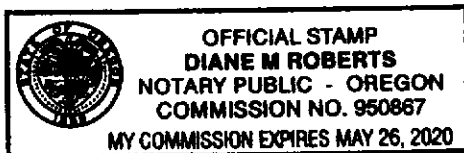
of the District, which determination shall be final and binding on all parties, when evidenced by a document executed by the District, pursuant to a resolution of the District's presbytery, in the same manner as a deed, and recorded, shall be conclusive with respect to such issue.

ALSO SUBJECT to that certain Agreement for the establishment, ownership and operation of the subject property as an Assembly of God church by and between the Grantor and the Grantee, the terms and conditions thereof being on file with the District.

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: September 23, 2019.

ASSEMBLIES OF GOD, OREGON DISTRICT,
an Oregon nonprofit corporation



Lee McCloud
LEE McCLOUD, Vice President

Boyd S. Powers
BOYD S. POWERS, Secretary

STATE OF OREGON)
) ss.
COUNTY OF MARION)

On this 23 day of September, 2019, personally appeared ASSEMBLIES OF GOD, OREGON DISTRICT, by and through Lee McCloud, its Vice President, and Boyd S. Powers, its Secretary, who acknowledged the foregoing instrument to be the voluntary act and deed of said corporation, pursuant to authority of the governing instruments of said corporation.

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