

LAWYERS TITLE INS. CORP. 50g0058742r



After recording return to:
Evergreen Presbyterian Church in Salem
Attn: Stephen P. Lewis
905-925 Cottage St NE
Salem, OR 97301

Until a change is requested, all tax statements shall be sent
to the following address:
Evergreen Presbyterian Church in Salem
Attn: Stephen P. Lewis
905-925 Cottage St NE
Salem, OR 97301

STATUTORY WARRANTY DEED

Valley Christian Fellowship, an Oregon nonprofit corporation, Grantor, conveys and warrants to
Evergreen Presbyterian Church in Salem, an Oregon nonprofit corporation, Grantee, the following
described real property free of encumbrances except as specifically set forth herein:

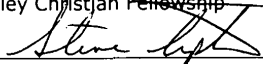
Lots 5 and 6, Block7, Boise's Second Addition to the City of Salem, Marion County, Oregon.

Tax Account No. R66840

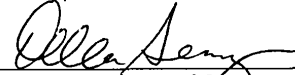
This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$400,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 197.352. 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 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated 17 day of September, 2007.

Valley Christian Fellowship

BY Steve Tipton
ITS Pastor

STATE OF OREGON
COUNTY OF MARION
The foregoing instrument was acknowledged before me this 17 day of September, 2007 by
Steve Tipton as the Pastor of Valley Christian Fellowship on its behalf.


Notary Public State of Oregon
My commission expires: 11-18-09



Order No. 50g0058742

Exhibit "A" with Exceptions

Subject to:

- 1. 2007-2008 taxes, a lien in an amount to be determined, but not yet payable.**
- 2. The subject property lies within the boundaries of Marion Soil and Water District and is subject to the levies and assessments thereof.**

REEL:2868

PAGE: 262

September 20, 2007, 02:54 pm.

CONTROL #: 206295

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 31.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

NS

Reel 2871 Page 13



St. _____, County of _____ } ss.

I certify that the within instrument was received for record on the ____ day of _____, 19____, at _____ o'clock ____M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

By _____, Deputy.

SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address: Clyde O. Ross and Melba M. Ross
Valley Christian Fellowship
Grantee's Name and Address: Valley Christian Fellowship
905 Cottage St NE Salem, OR 97301
After recording, return to (Name, Address, Zip): Valley Christian Fellowship 905 Cottage St NE Salem, OR 97301
Until requested otherwise, send all tax statements to (Name, Address, Zip): Valley Christian Fellowship 905 Cottage St NE Salem, OR 97301

SPECIAL WARRANTY DEED - STATUTORY FORM (INDIVIDUAL GRANTOR)

CLYDE O. ROSS and MELBA M. ROSS, protected persons, by Melba Meakin, Conservator, Grantor, conveys and specially warrants to VALLEY CHRISTIAN FELLOWSHIP, an Oregon non-profit corporation, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Marion County, Oregon, to-wit:

Lots 5 and 6, BOISE'S SECOND ADDITION to the City of Salem, Marion County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free of all encumbrances created or suffered by the Grantor except (if none, so state):

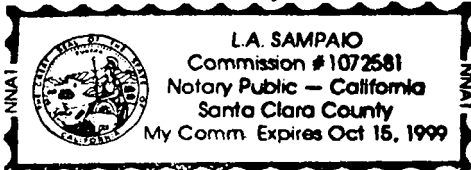
The true consideration for this conveyance is \$ fulfillment of contract of record. (Here, comply with the requirements of ORS 93.030.)

Dated this 27th day of May, 1999

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 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Melba Meakin signature
Clyde O. Ross by Melba Meakin, Conservator
Melba Meakin signature
Melba M. Ross by Melba Meakin, Conservator

CALIFORNIA STATE OF OREGON, County of Santa Clara) ss.
This instrument was acknowledged before me on June 3rd, 1999, by Melba Meakin, Conservator



L.A. Sampaio signature
Notary Public for Oregon California
My commission expires October 15, 1999

REEL:2871

PAGE: 13

September 26, 2007, 10:47 am.

CONTROL #: 206690

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 26.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

AmeriTitle
722847
125898

Reel
3014

Page
94

After recording return to:

Darin H. Honn
Sussman Shank LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205

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

Swallowfield Enterprises, LLC
1234 NW 25th Avenue
Portland, OR 97210

STATUTORY WARRANTY DEED

Evergreen Presbyterian Church in Salem ("Grantor") conveys and warrants to Swallowfield Enterprises, LLC ("Grantee") the real property described as follows:

LOT 5, BLOCK 7, BOISE'S SECOND ADDITION TO THE CITY OF SALEM, in the City of Salem, County of Marion and State of Oregon.

This property is free of liens and encumbrances EXCEPT Covenants, conditions, restrictions, and those attached as Exhibit A.

The true and actual consideration for this transfer is full satisfaction of the promissory note dated September 24, 2007 and granted in favor of Swallowfield Enterprises, LLC by Evergreen Presbyterian Church in Salem in the principal amount of \$168,000.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 197.352.

DATED effective the 25 day of November, 2008.

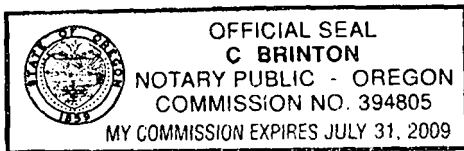
GRANTOR:

EVERGREEN PRESBYTERIAN CHURCH
IN SALEM

By: [Signature]
Its: President

STATE OF OREGON)
County of Marion) ss.

This instrument was acknowledged before me on November 25, 2008, by Stephen P. Lewis, as President of Evergreen Presbyterian Church in Salem.



[Signature]
Notary Public for Oregon
My Commission expires: 7/31/2009

EXHIBIT A

1. Regulations, including levies, liens, assessments, rights of way and easements of the Marion Soil and Water Conservation District.

2. The subject property was incorporated into the Urban Renewal Project by instrument(s), including the terms and provisions thereof,

Recorded: September 14, 1984 Reel: 356 Page: 1195

For: Riverfront-Downtown

Modified by an instrument, including the terms and provisions thereof,

Recorded: February 6, 1986 Reel: 441 Page: 392

Modified by an instrument, including the terms and provisions thereof,

Recorded: May 20, 1986 Reel: 463 Page: 270

Modified by an instrument, including the terms and provisions thereof,

Recorded: February 27, 1987 Reel: 527 Page: 361

Modified by an instrument, including the terms and provisions thereof,

Recorded: February 29, 1988 Reel: 605 Page: 49

Modified by an instrument, including the terms and provisions thereof,

Recorded: June 21, 1991 Reel: 862 Page: 499

Modified by an instrument, including the terms and provisions thereof,

Recorded: September 6, 1991 Reel: 882 Page: 213

Modified by an instrument, including the terms and provisions thereof,

Recorded: January 18, 1994 Reel: 1135 Page: 618

Modified by an instrument, including the terms and provisions thereof,

Recorded: June 1, 1998 Reel: 1492 Page: 319

Modified by an instrument, including the terms and provisions thereof,

Recorded: June 17, 2005 Reel: 2493 Page: 88

Modified by an instrument, including the terms and provisions thereof,

Recorded: October 10, 2005 Reel: 2718 Page: 34

Modified by an instrument, including the terms and provisions thereof,

Recorded: November 29, 2006 Reel: 2740 Page: 260

REEL:3014

PAGE: 94

November 26, 2008, 03:44 pm.

CONTROL #: 237711

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 36.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.