

375-4

OCT 20 4 42 PM 1971

1 THIS INDENTURE WITNESSETH, that FIRST BAPTIST CHURCH, KLAMATH FALLS, OREGON,
2 an Oregon Non-Profit Corporation, hereinafter known as Grantor, for the consider-
3 ation hereinafter stated has bargained and sold and by these presents does
4 grant, bargain, sell and convey unto ACATE HILL CORPORATION, an Oregon Corpora-
5 tion, its successors and assigns, the following described premises, situated in
6 Klamath County, Oregon, to-wit:

7 Lots 1, 2 and 3, Block 2, REPLAT NO. 1 OF SUNNYSIDE ADDITION, according
8 to the official plat thereof on file in the records of Klamath County,
Oregon.

9 Subject to: Taxes for fiscal year commencing July 1, 1971, which are now
10 a lien but not yet payable; 42nd Sewer Lien in Bond Lien Docket of the
11 City of Klamath Falls, Oregon, docketed Aug. 20, 1968, on Card No. 29,
(affects Lot 1); 42nd Sewer Lien in Bond Lien Docket of the City of Klamath
12 Falls, Oregon, docketed August 20, 1968, on Card No. 29-A, (affects
Lot 2); 42nd Sewer Lien in Bond Lien Docket of the City of Klamath Falls,
13 Oregon, docketed August 20, 1968, on Card No. 29-B, (affects Lot 3);
203rd Improvement Lien in Bond Lien Docket of the City of Klamath Falls,
14 Oregon, docketed August 23, 1968, on Card No. 29, (affects Lot 1); 203rd
Improvement Lien in Bond Lien Docket of the City of Klamath Falls, Oregon,
15 docketed August 23, 1968, on Card No. 30, (affects Lot 2), which said
Sewer Liens and Improvement Liens grantee hereby expressly assumes and
agrees to pay.

16 The true and actual consideration paid for this transfer is \$60,000.00.

17 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
18 grantee, its successors and assigns forever. And the said grantor does hereby
19 covenant to and with the said grantee, its successors and assigns, that it is
20 the owner in fee simple of said premises; that they are free from all incumb-
21 rances, except those above set forth, and that it will warrant and defend the
22 same from all lawful claims whatsoever, except those above set forth.

23 IN WITNESS WHEREOF, FIRST BAPTIST CHURCH, KLAMATH FALLS, OREGON, pursuant
24 to a resolution duly and legally adopted at a called business meeting on Dec-
25 ember 3, 1969, has caused these presents to be signed by T. A. Shaver, Ruben
26 Williams and David Ham, its Trustees, and its corporate seal affixed this 14th
27 day of October, 1971.

FIRST BAPTIST CHURCH, KLAMATH FALLS, OREGON

By T. A. Shaver
T. A. Shaver

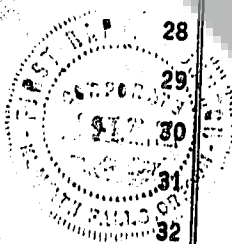
By Ruben Williams
Ruben Williams

By David W. Ham
David Ham

its Trustees

Warranty Deed - Page 1.

GANONG, GANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.



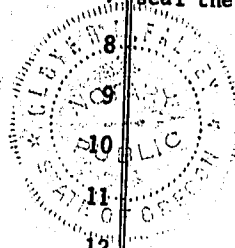
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1 STATE OF OREGON)
County of Klamath) SS

2 On this 19th day of October, 1971, before me appeared T. A. Shaver, Ruben
3 Williams and David Ham, to me personally known, who being duly sworn, did say
4 that they are the Trustees of First Baptist Church, Klamath Falls, Oregon, and
5 that the seal affixed to said instrument is the corporate seal of said Corpora-
6 tion, and that the said instrument was signed and sealed in behalf of said Cor-
poration by authority of its Board of Directors, and T. A. Shaver, Ruben Williams
and David Ham acknowledged said instrument to be the free act and deed of said
Corporation.

7 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
8 seal the day and year last above written.



(SEAL)

Claude M. Felony
Notary Public for Oregon
My Commission Expires: 2-5-73

STATE OF OREGON }
County of Klamath } SS.

Filed for record at request of:
KLAMATH COUNTY TITLE CO

on this 20 day of OCTOBER A. D. 1971
at 4:42 o'clock PM and duly
recorded in Vol. M 71 of DEEDS
Page 11027

WM. D. MILNE, County Clerk

By Hazel Drayton
Fee \$3.00 Deputy.

28 Return
29 James F. Milne & Co.
30 519 Main
31 Klamath Falls, Oregon
32 97601

GANDON, GANDON
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Warranty Deed - Page 2.

56

OCT 20 4 43 PM 1971