

KNOW ALL MEN BY THESE PRESENTS, That AGATE HILL CORPORATION, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, SEVENTY THOUSAND FOUR HUNDRED FORTY-SEVEN AND 02/100 Dollars to grantor paid, does hereby grant, bargain, sell and convey unto Patricia R. Holman, 37.5% percent interest, Henry T. Holman, 37.5% percent interest, Melvin L. Stewart 25% percent interest, as tenants in common, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

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

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

As said grantor hereby covenants to and with said grantee and grantee's successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except, Mortgage, including the terms and provisions thereof, given by Agate Hill Corporation, a corporation, to First Baptist Church of Klamath Falls, dated October 20, 1971, recorded October 20, 1971, Mortgage Vol. M-71, Page 11029, Mortgage records of Klamath County, Oregon to secure the payment of \$40,000.00, and easements or restrictions of record, common to the area or apparent on the face of the land and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal attached, this 28 day of June, 1977.

AGATE HILL CORPORATION

(Corporate Seal)

by Henry T. Holman
President

by Robert Thomas
Secretary

(ORS 93.490)

STATE OF OREGON, County of Klamath) ss. June 28, 1977

Personally appeared HENRY T. HOLMAN and ROBERT THOMAS who, being sworn, each for himself and not one for the other, stated that the former is the PRESIDENT and that the latter is the SECRETARY of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its board of directors.

(Official Seal)

Before me: Sandra Hardsaker
Notary Public for Oregon.

My commission expires 7-23-77

WARRANTY DEED

Rel: Thomas, Bessley Corporation
430 1/2 Flam Ave
Coos Bay
AGATE HILL CORPORATION

to

HENRY T. HOLMAN

and

Patricia R. Holman PATRICIA R. HOLMAN
1729 So 6th, K7

and

MELVIN L. STEWART

as tenants in common

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 5th day of July A.D., 19 77 at 3:51 o'clock P.M., and duly recorded in Vol. M 77, of Deeds on Page 11804.

FEE \$6.00

WM. D. MILNE, County Clerk

By Hazel Magile Deputy