

1967 38-9862

96.7

Vol. 76 Page 1271

KNOW ALL MEN BY THESE PRESENTS, That **Basin Building Materials Co., an Oregon corporation**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Steven V. Sorensen and Sharon Sorensen, husband and wife**, 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:

Lot 9 in Block 12 of Tract No. 1003, THIRD ADDITION TO MOYINA, Klamath County, Oregon. Subject, however, to the following:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940, Book: 128, Page: 267, in favor of : California Oregon Power Company, For: Poles and electric liens.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to Moyina.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)

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 affixed, this 23 day of January, 1976



BASIN BUILDING MATERIALS CO.,
an Oregon Corporation.

Amos H. Dollard President

By _____ Secretary

STATE OF OREGON, County of **Klamath**) ss: January 23, 1976

Personally appeared **Amos H. Dollard** and

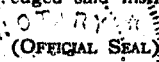
who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the

secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Lu Nelson
Notary Public for Oregon

My commission expires: 2-3-79



NOTE—The difference between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

TO

No.

*1st National Bank of Oregon
Klamath Falls Field
P.O. Box 1936
Klamath Falls, Oregon
97601*

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of **Klamath** } ss.

I certify that the within instrument was received for record on the 27th day of JANUARY, 1976, at 11:02 o'clock AM., and recorded in book M 76 on page 1271. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. NILNE

COUNTY CLERK

Title.

By *Hazel Day* Deputy

FEE \$ 3.00

976 JAN 27 AM 11 02

761

1270