

TC

24187

WARRANTY DEED

Vol. 77 Page 755

KNOW ALL MEN BY THESE PRESENTS, That JIMMIE LEE HARGROVE and SHARON LEE HARGROVE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BASIN BUILDING, INC.

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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:

The Northwestern 50 feet of the Southeasterly 100 feet of Lots 4 and 5, Block 35, of the First Addition to the City of Klamath Falls, Oregon,

Subject to Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$11,700.00, dated August 20, 1968, recorded August 21, 1968 in Volume M-68, Page 7640 Microfilm records of Klamath County, Oregon, wherein Jack W. Taylor and Veronica K. Taylor, husband and wife, are the grantors, Transamerica Title Insurance Company is the Trustee, and the First National Bank of Oregon is the Beneficiary, which Trust Deed grantee hereby assumes and agrees to pay according to its terms and provisions.

Jimmie Lee Hargrove and  
Sharon Lee Hargrove  
Rt. 1, Box 141A, Enterprise, Ore.

GRANTOR'S NAME AND ADDRESS

Basin Building, Inc.  
4784 S. 6th Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

~~Basin Building, Inc.~~ D. L. Hargrove  
4784 S. 6th Street 2261 So. 6th  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Basin Building, Inc.  
4784 S. 6th Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

## STATE OF OREGON

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 on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By Recording Officer  
Deputy.

977 JUN 19 PM 3 07



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.

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 \$14,500.00

ⓐHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓑ(The sentence between the symbolsⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of April, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

JIMMIE LEE HARGROVE  
SHARON LEE HARGROVE

STATE OF OREGON,

County of Wallowa

April 19, 1976

Personally appeared the above named

Jimmie Lee Hargrove and

Sharon Lee Hargrove

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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 be-

half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of January A.D., 1977 at 3:07 o'clock P M., and duly recorded in Vol. M 77 of DEEDS on Page 755.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Ornel Deputy