

32925

KNOW ALL MEN BY THESE PRESENTS, That STEAVEN M. BASINGER and BARBARA A. BASINGER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK A. SUCCO doing business as SUCCO REAL ESTATE COMPANY, 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: Lot 7 in Block 1, TRACT NO. 1088, FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. A 25 foot building setback from Bartlett Avenue, as shown on dedicated plat.
3. Utility easement along the rear 16 feet of Lot, as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Trust Deed, including the terms and provisions thereof, recorded August 19, 1976 in Volume M76, page 12856, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which Trust Deed, the Grantee herein assume and agree to pay according to the terms and conditions as contained therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

and that grantor will warrant and forever defend the said 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 \$ 39,000.00. 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 22nd day of July, 1977; 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)

STATE OF OREGON,

County of Klamath

July 22

19 77

Personally appeared the above named Steaven M. Basinger and Barbara A. Basinger

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-81

STATE OF OREGON, County of Klamath

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Steaven M. Basinger & Barbara A. Basinger

GRANTOR'S NAME AND ADDRESS

Frank A. Succo

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank A. Succo
2635 South 6th Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

First Federal Savings & Loan Association
Shasta Plaza
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22 day of July, 1977, at 12:31 o'clock P.M., and recorded in book M 77 on page 13088 or as file/reel number 32925, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Pat McCullough Deputy

Fee \$3.00