

45980

WARRANTY DEED (CORPORATION)

BASIN VIEW DEVELOPMENT COMPANY, a

(State of incorporation)

COY AND TURNER ASSOCIATES

all that real property situated in Klamath County, State of Oregon, described as:
See attached exhibit "A"

and covenant(s) that grantor is owner of the above described property free of all encumbrances except liens assessments of South Suburban Sanitary District and Basin View Drainage District and covenants, conditions, restrictions, reservations, rights, and rights of way and easements of record.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,500.00

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 7th day of April, 19 78.

(Corporate Seal)

By Melvin Stewart President

By W. Alan Bowker Secretary

STATE OF OREGON, County of Klamath) ss.

April 7, 19 78

Personally appeared MELVIN STEWART and W. ALAN BOWKER who, being duly sworn, did say that he is the President and Secretary of BASIN VIEW DEVELOPMENT COMPANY 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 he acknowledged said instrument to be its voluntary act and deed.

Official Seal

Before me:

Linda G. Chandler
LINDA G. CHANDLER
Notary Public for Oregon

Notary Public for Oregon 5-12-81
My commission expires: 5-12-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

STATE OF OREGON,)
) ss.
County of _____)
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 _____ Records of Deeds of said County.
Witness my hand and seal of County affixed.

Title
By _____ Deputy

After Recording Return to: Grantee at
COY + TURNER ASSOCIATES
5646 Homestead
KLAMATH FALLS, OREGON
97601

EXHIBIT "A"

6783

A tract of land situated in the NE $\frac{1}{4}$ of Section 1, T39S, R 9 EWM Klamath County, Oregon, more particularly described as follows:

Beginning at a point located S89°52'12" W 1811.71 feet and N 00°21'05" W 835.45 feet from the E $\frac{1}{4}$ corner of said Section 1, said point being the Southwest corner of Tract 1103 East Hills Estates, a duly recorded subdivision; thence S 00°21'05" E 385.17 feet; thence East 459.85 feet; thence along the arc of a curve to right (radius bears East 50.00 feet, central angle is 83°04'20") 72.49 feet; thence N 29°56'32" E 110.00 feet; thence N. 47°50'02" West 159.49 feet to the Southeast corner of Lot 5, Block 3 of Tract 1103 East Hills Estates, a duly recorded subdivision; thence along the Southerly line of said Tract 1103; N 48°43'56" W 130.38 feet, West 156.65 feet, S. 24°49'43" W 85.03 feet, N 65°10'17" W 60.00 feet, thence along the arc of a curve to the right (central angle = 64°49'12", radius = 100.00 feet) 115.13 feet, thence along the arc of a curve to the right (radius point bears N 89°38'55" E 20.00 feet, central angle is 75°10'40") 26.24 feet thence along the arc of a curve to the right (radius point bears N 15°10'25" W 300.00 feet, central angle is 14°22'47") 75.29 feet, thence S 39°12'22" W 0.48 feet to the point of beginning, containing 3.63 acres, with bearings based on the said Tract 1103 East Hills Estates, The above described tract of land is subject to over and across storm drain easements. The above described tract of land will be known as Lot 28, Block 3, Tract 1120-Second Addition to East Hills Estates upon recordation of said plat.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

filed for record at request of Transamerica

As 7th day of April

A. D. 1978, at 3:55 clock P.M., on

uly recorded in Vol. M78, of Deeds

on Page 6782

Wm D. MILNE, County Clerk

By Richard A. Hetch

Fee \$6.00