

BARGAIN AND SALE DEED

Vol. M78 Page 7242

KNOW ALL MEN BY THESE PRESENTS, That

BASIN BUILDING, INC.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HILTON R. THOMAS, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 15, Block 5, of TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. An easement created by instrument, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267.
3. An easement and right of way created by instrument, granted to the California Oregon Power Company, a California corporation, dated June 1, 1956, recorded June 8, 1956 in Volume 284, page 22.
4. Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof as set forth in the various lot deeds.
5. Restrictions and easements contained in plat dedication.
6. Building setback lines, 20 feet wide, along the front lines of the herein described property.
7. Public utility easement over the rear 8 feet of lots as shown on dedicated plat.
8. Easements, 4 feet in width within existing utilities easements, to install, operate and maintain an underground coaxial cable, as conveyed by instrument recorded November 21, 1974 in Volume M74, page 14993.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 14th day of April, 1978; 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.

BASIN BUILDING, INC.

By Amos Dollard
Amos Dollard, President

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____, 19____ ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires _____

STATE OF OREGON, County of Klamath, 1978 ss.

Personally appeared Amos Dollard

_____ and 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 _____

Basin Building, Inc., 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: 8-23-81

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hilton R. Thomas
1742 Shawna Court
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of April, 1978, at 11:40 o'clock A. M., and recorded in book M78 on page 7242 or as file/teel number 46293

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

By Amos Dollard Recording Officer
Deputy

Fee \$3.00