

49201

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROY E. McCLUNG and STELLA McCLUNG, husband and wife, as to an undivided one-half interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BASIN CONSTRUCTION, INC., an Oregon corporation 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:

Lots 1, 2, 3, 4, 5, 6, 7, 14, 15, 16, 17, 18, 19 and 20, Block 3, THIRD ADDITION TO ALTAMONT ACRES.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and drainage; easements and rights of way of record and those apparent on the land, if any; rules, regulations, liens and easements of South Suburban Sanitary District; easement for sewer line, including the terms and provisions thereof, by instrument recorded May 23, 1958 in Deed Vol. 299 at page 516, Records of Klamath County, Oregon; rights of the public in and to any portion of said premises lying within the limits of roads and highways; reservation for construction and maintenance of ditches, canals and pipeline across premises, as set forth in Deed recorded Oct. 9, 1953, in Deed Vol. 263, page 432, Deed Records of Klamath County, Oregon.

(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, subject to reservations, restrictions, right of way and easements of record and those apparent on the land.

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 \$ 10,000.00. 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 18 day of May, 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.

(If executed by a corporation, affix corporate seal)

Roy E. McClung

Stella McClung

STATE OF OREGON,

County of Klamath

May 18

19 78

STATE OF OREGON, County of Klamath

19 78

Personally appeared

ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 2-29-80

Roy E. and Stella McClung
7706 Booth Road
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Basin Construction, Inc.
701 Main Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Basin Construction, Inc.
701 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Basin Construction, Inc.
701 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of May, 1978, at 8:39 o'clock A.M., and recorded in book M78 on page 11446 or as file/reel number 49201 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *[Signature]* Recording Officer
Deputy

Fee \$3.00