

MTC 6266

50307

WARRANTY DEED

Vol. 178 Page 13097

38081 PW ALL MEN BY THESE PRESENTS, That JOEL DeAVILLA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BASIN BUILDING, INC.

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, Block 13, FAIRVIEW ADDITION NO. 2

(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 except Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be (see reverse)

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 \$ 48,500.00

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 ①, 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 27 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 27, 1978

Personally appeared the above named
Joel DeAvilla

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

Before me
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1-1-82

STATE OF OREGON, County of) ss.
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Personally appeared 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

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)

Joel D. DeAvilla
1115 Maple
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

CRANE & BAILEY
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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 or as file/reel number

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

By Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

provided therein; dated August 10, 1977, recorded August 11, 1977, in Volume M77, page 14557, Microfilm Records of Klamath County, Oregon, in the principal amount of \$33,600.00, wherein Joel D. DeAvilla is Grantor and William L. Sisemore is Trustee, and Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon, is beneficiary, which Trust Deed and the promissory note secured thereby Grantee assumes and agrees to pay according to the terms thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

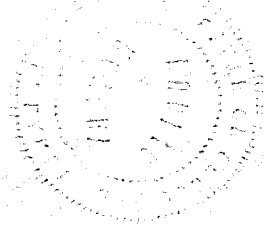
the 20th day of June A. D. 1978. at 9:57 clock AM., and

fully recorded in Vol. M78, of Deeds on Page 13097

Wm D. MILNE, County Clerk

By Berntha M. Hest

Fee \$6.00



STATE OF OREGON
County of Klamath
I, the undersigned, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.
Witness my hand and the seal of said County at Klamath Falls, Oregon, this 20th day of June, 1978.
Wm D. Milne, County Clerk

RECEIVED
MOUNTAIN TITLE CO.
JUN 21 1978
KLAMATH FALLS, OREGON