

1-1-74

56725

WARRANTY DEED

Vol. 778 Page 23061

KNOW ALL MEN BY THESE PRESENTS, That BASIN CONSTRUCTION, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edmond and Eleanor Mahan dba Mahan Electric, 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: The Northerly 100 feet of Lot 12, Block 5, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; statutory powers, including the power of assessment of Enterprise Irrigation District and South Suburban Sanitary District.

(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 as above set forth

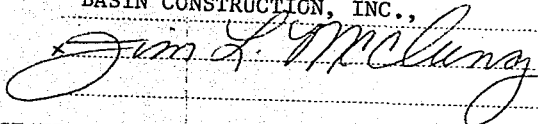
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00. 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 9 day of October, 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 CONSTRUCTION, INC.,



STATE OF OREGON, County of Klamath, ss. October 9, 1978

Personally appeared Jim L. McClung 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 Basin Construction, Inc.

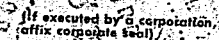
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2-2-81

(OFFICIAL SEAL)



STATE OF OREGON,

County of

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:

Basin Construction, Inc.,  
701 Main Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mahan Electric  
319 Pacific Terrace  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Western Bank  
2885 South Sixth St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mahan Electric  
319 Pacific Terrace  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 16th day of October, 1978, at 11:37 o'clock A.M. and recorded in book M78 on page 23061 or as file/reel number 56725.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne,

Recording Officer

By Berntha J. Jelsch Deputy

Fee \$3.00

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