

63959

WARRANTY DEED

Vol. M79 Page 5758

KNOW ALL MEN BY THESE PRESENTS, That Charles E. Renn and Mary A. Renn

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Basin Construction, Inc., 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: Lot 3 in Block 1, WILLIAMSON RIVER ESTATES, Klamath County, Oregon.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof, Dated : February 11, 1949

Recorded : March 1, 1949 Book 229 Page 161

In favor of : The California Oregon Power Company, a California corporation or national origin, as shown on the recorded plat of Williamson River Estates.

2. Restrictions, but omitting restrictions, if any, based on race color, religion or national origin, as shown on the recorded plat of Williamson River Estates.

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : December 12, 1962 Book: 342 Page: 21

Amended : July 19, 1966 Book: M-66 Page 7318

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 500.00.

① ~~REPEATED, the above consideration does not include the value of the premises, which is the whole of the consideration indicated by the symbol ①.~~ (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 9th day of March, 1979; 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)

Charles E. Renn  
Mary A. Renn

STATE OF OREGON,  
County of Klamath } ss.  
March 9, 1979.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_

Personally appeared the above named  
Charles E. Renn and  
Mary A. Renn

and acknowledged the foregoing instrument to be \_\_\_\_\_ their \_\_\_\_\_ voluntary act and deed

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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 5-19-81

Charles E. Renn and  
Mary A. Renn  
2318 Autumn, Klamath Falls, Oregon 97601

Basin Construction Inc.  
7706 Booth Road  
Klamath Falls, Oregon 97601

After recording return to:  
Basin Construction Inc.  
7706 Booth Road  
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address.  
Basin Construction Inc.  
7706 Booth Road  
Klamath Falls, Oregon 97601

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of March, 1979, at 2:53 o'clock P. M., and recorded in book M79 on page 5758 or as file/reel number 63959

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

Mr. B. Milne  
By Bernice J. Helock Recording Officer  
Deputy

Fee \$3.00