

68515

WARRANTY DEED

Vol. M79 Page 13231



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

RICHARD NELSEN, 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:

Lots 5, 6, 16 and 17, Block 3, THIRD 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; assessments, if any, due to the City of Klamath Falls, for water use; statutory powers, including the power of assessment of Klamath Irrigation District; rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(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 hereinabove 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 \$ 6,000.00. ~~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 GRS-99.030.)

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 6 day of June, 19 79 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 CONSTRUCTIONS, INC.

By:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

ss.

, 19

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

June 6

19 79

ss.

Personally appeared Keith E. McClung and Jim L. McClung, 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: 1-7-80

(OFFICIAL SEAL)

Basin Construction, Inc.

GRANTOR'S NAME AND ADDRESS

Richard Nelson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Nelson

Roberts Route

Prineville, Oregon 97754

NAME, ADDRESS, ZIP

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

Richard Nelson

Roberts Route

Prineville, Oregon 97754

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 6th day of June, 19 79, at 1:52 o'clock P.M., and recorded in book M79 on page 13231 or as file/reel number 68515, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. D. Milne Recording Officer
By Bernetha H. H. Deputy

Fee \$3.00

979 JUN 6 PM 1 52