

93454

ATC 9448 K  
SPECIAL WARRANTY DEED

Vol. 100 Page 23749

KNOW ALL MEN BY THESE PRESENTS, That Dr. George Adams

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Vann M. Bassinger

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit: (legal description attached)

A tract of land situated in Section 2, T.35 S., R.11 E., of the W.M., in the  
County of Klamath and State of Oregon described as follows:

Beginning at a point on the Northerly line of said Section 2 which is North  
89°19'06" West a distance of 2197.85 feet from the Northeast corner thereof,  
said point also being the Northwest corner of a tract of land described as  
Parcel II in a Contract to Temple Naylor, recorded October 21, 1977 in Volume  
M-77, Page 20295, Deed Records; thence South 30°18'03" West along the Westerly  
of said Naylor tract a distance of 95.51 feet to the most Westerly corner thereof;  
thence continuing South 30°18'03" West a distance of 1320.00 feet; thence North  
59°41'57" West a distance of 427.33 feet to the Northeasterly corner of a tract  
of land described in a Contract to Charles A. Greene, recorded October 27, 1977  
in Volume M-77, Page 20594, Deed Records; thence North 59°41'57" West along the  
Northerly line of said Greene tract a distance of 2030.72 feet to an intersection  
with the centerline of an existing Indian Service Road; thence North 33°46'52"  
East along said centerline a distance of 35.00 feet to a point on the Northerly  
line of said Section 2; thence Easterly along the Northerly line of said Section  
2 a distance of 2817.72 feet to the point of beginning.

Subject to the rights of the public in that portion of the above described  
tract of land lying within the boundaries of public roads.

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 31st day of August, 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 Multnomah } ss.  
August 31, 1978

Personally appeared the above named  
Dr. George Adams

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me,  
Notary Public for Oregon  
My commission expires 11/30/81

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 \_\_\_\_\_

\_\_\_\_\_, 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 be-  
half 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:

Dr. George Adams

GRANTOR'S NAME AND ADDRESS

Vann M. Bassinger

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Howard A. Pehrman  
11300 N. E. Halsey - Suite 108  
Portland, Oregon 97220

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
8th day of December, 1980,  
at 11:41 o'clock A. M., and recorded  
in book M80 on page 23749 or as  
file/reel number 93454  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

Recording Officer  
By Berntha Hutsch Deputy

Fee \$7.00

#231

23750

This deed is given in fulfillment of that certain Contract of Sale, dated the 27th day of September, 1977, and recorded at Klamath Falls, Oregon, on the 4th day of November, 1977, in Vol M77, Page 21236, and Amended on the 2nd day of May, 1978, and recorded in Klamath Falls on the 5th day of May, 1978, Vol M78, Page 9107, subject to contract between Andrew A. Silani and Alice E. Silani, husband and wife, and Edward I. Mitchell and Gene C. Mitchell, husband and wife, Vendors and Interstate Enterprises, Inc., a Nevada corporation, Vendee, recorded January 12, 1971, in Vol M71, page 266, microfilm records of Klamath County, Oregon, and Interstate Enterprises, Inc., a Nevada corporation, Vendor and C-P Recreational Oreg., Ltd., a limited partnership, Vendee, recorded January 12, 1971, Vol M71, page 266, microfilm records of Klamath County, Oregon, which partnership shall pay and hold Grantee harmless from all obligations thereon.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). ② (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 31st day of August, 19 78; 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)

Dr. George Adams  
Dr. George Adams

STATE OF OREGON,  
County of Multnomah } ss.  
August 31, 19 78

Personally appeared the above named  
Dr. George Adams

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

Notary Public for Oregon  
My commission expires 11/30/81

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

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 \_\_\_\_\_

\_\_\_\_\_ 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.

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

(OFFICIAL  
SEAL)

Dr. George Adams

GRANTOR'S NAME AND ADDRESS

Vann M. Bassinger

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Howard A. Pohrman  
11300 N. E. Halsey - Suite 108  
Portland, Oregon 97220  
NAME, ADDRESS, ZIP

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of December, 19 80, at 11:41 o'clock A. M., and recorded in book M80 on page 23749 or as file/reel number 93454, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE