45684

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD NELSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BASIN INC., an Oregon Corporation CONSTRUCTION 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:

That portion of the S 1/2 SE 1/4 of Section 18, Township 40 S., R. 10 EWM, Klamath County, Oregon, lying Southerly and Westerly of the Southern Pacific Railroad right-of-way and Northerly and Easterly of the Klamath Irrigation District No. 5 Drain.

1978-79 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; rights of the public in and to any portion of the herein describe premises lying within the limits of streets, roads or highways; statutory powers, including the power of assessment, of Klamath Irrigation 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 hereinabove set forth

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 \$.75,000.00 PH chieffir/ kye/ paryal/consideration/consists by by inclusive prival property by palpy kitched by bychristal by by inclusive brings property by paryal and states and party is a party by bychrist bychristal sed garage bychrists because in the party by bychrists because of a same baselines. 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 24 day of July

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 directurs.

STATE OF OREGON, County of

STATE OF OREGON. Klamath Personally appeared each for himself and not one for the other, did say that the former is the

Personally appeared the above name president and that the latter is the RICHARD NELSEN ....secretary of ...

and acknowledged the foregoing instruand 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.

Belges me: Before me: (OFFICIAL

(OFFICIAL O= Notary Public for Oregon Notary Public for Oregon

My commission expires: 10-20-81 My commission expires:

Mo. change .

Richard Welsen STATE OF OREGON, Route 1, Box 624 County of Klamath Klamath Palls, Cregon 97601

I certify that the within instrument was received for record on the Basin Construction, Inc 7th day of February 19.85., 701 Main Street Klamath Falls, Cregon 97601 at 8:33 o'clock A.M., and recorded SPACE RESERVED

in book M85 on page 1995 or as FOR RECORDER'S USE Basin Fresh Parps , I .... Record of Deeds of said county.

P.O.! Box 255 Witness my hand and seal of Klamath Palls, Dregor 97601 County affixed.

> Evelyn Biehn, County Clerk Recording Officer
> Deputy

> > Fee: \$5.00