

23427

## WARRANTY DEED

Vol. m96 Page 25587

JOHN COGAR,

Grantor(s) hereby grant, bargain, sell and convey to:

BASIN ROCK PRODUCTS, INC., an Oregon Corporation,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The Easterly 12 1/2 feet of Lot 37 and all of Lots 38, 39, 40 and 41, in Block 18 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 8,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 19 day of August, 1996.

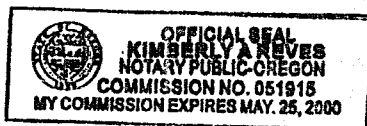
John Cogar  
JOHN COGAR

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. August 19 19 96COUNTY OF KLAMATH

Personally appeared the above named JOHN COGAR

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kimberly A. Reeves

Notary Public for OregonMy commission expires 5/25/2000

ESCROW NO. MT39123-KA

Return to:

BASIN ROCK PRODUCTS, INC.  
4971 Old Fort Road  
Klamath Falls, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 19th day of August A.D., 19 96  
at 3:58 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 25587.

Bernetha G Letsch, County Clerk

By Christy Moore

Deputy.

Fee, \$30.00

96 AUG 19 P3:58