

MT82139



THIS SPACE

2008-005757

Klamath County, Oregon



04/21/2008 03:26:36 PM

Fee: \$21.00

After recording return to:

Charles Warner Debo

6385 County Road 260

Auxvasse, MO 65231

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

Charles Warner Debo

6385 County Road 260

Auxvasse, MO 65231

Escrow No. SR106524TI

Title No. 0082139

SPECIAL WARRANTY DEED

Basin Holding LLC, Grantor(s) hereby grant, bargain, sell and convey to **Charles Warner Debo**, 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:

Lot 10 in Block 8 of SECOND ADDITION TO WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #2309-001C0-04300-000

Key No. 12899 Code #247

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, 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 claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$145,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 14 day of April 2008.

Basin Holding LLC

BY: Rod Owens

Rod Owens, Managing Member

State of Oregon

County of Deschutes

On this 14 day of April, 2008, before me, Teresa M. Ives the undersigned, a Notary Public in and for said State, personally appeared Ron Ownes as Managing Member of Basin Holding, LLC an Oregon Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Teresa M. Ives
Notary Public for
Residing at: Laurel
Commission Expires: 12/31/09

