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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRED L. RUECK and DANI RUECK, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. B. A. Construction Co., an Oregon Corporation, 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 and 6 of Block 72 in Bowne Addition to the City of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1980-81 taxes, a lien but not yet due and payable.

Reservations, restrictions and rights of way of record or apparent on the face of the land,

(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 those as set forth above

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 \$4,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)~~ (The sentence between the symbols ©, 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 23 day of July, 1980; 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)

Fred L. Rueck
Dani Rueck

STATE OF OREGON,)
County of Klamath) ss.
July 23, 1980

STATE OF OREGON, County of) ss.
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Personally appeared and

Personally appeared the above named Fred L. Rueck and Dani Rueck, husband and wife,

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

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

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.

Before me, *F. J. Lewis*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/19/82

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Rueck

GRANTOR'S NAME AND ADDRESS

C. B. A. Construction Co.

GRANTEE'S NAME AND ADDRESS

After recording return to:

C. B. A. Construction Co.
P.O. Box 1417
Klamath Falls, Oregon 97601

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 instrument was received for record on the 4th day of August, 1980, at 4:10 o'clock P.M., and recorded in book/reel/volume No. M80 on page 14482 or as document/fee/file/instrument/microfilm No. 87767, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME TITLE

By *Bernetha J. Deitch* Deputy

Fee \$3.50