

K-33853

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Vol. M80 . 333

21971

WARRANTY DEED

This Indenture Witnesseth, THAT JOHN O. McCLELLAN and BETTY J. McCLELLAN, husband and wife,

hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto CBA CONSTRUCTION COMPANY, a corporation, its successors

and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 24 in Block 55 of Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, according to the official plat thereof filed in the office of the County Clerk of Klamath County, Oregon;

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land.

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The true and actual consideration for this transfer is \$ 5,000.00. / being

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors ~~here~~ and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its ^{successors} ~~here~~ and assigns, that grantors are the owners in fee simple of said premises; that they are free from all incumbrances, except those set forth above, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of November 19 80

John O. McClellan (SEAL) *Betty J. McClellan* (SEAL)
John O. McClellan (SEAL) Betty J. McClellan (SEAL)

STATE OF OREGON, County of Klamath, ss. November 19 80
Personally appeared the above named John O. McClellan and Betty J. McClellan, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mildred
Notary Public for Oregon. 7-19-82
My commission expires

After recording return to:

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

CBA Construction Co.
P.O. Box 1417
Klamath Falls, Oregon 97601

Wm. M. Ganong-Attorney
P. O. Box 57
Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of November 19 80, at 3:34 o'clock P. M., and recorded in book M80 on page 21971 Record of Deeds of said County.

Witness my hand and seal of County officer.

Wm. D. Milne

County Clerk - Recorder

By *Berntha H. Delich*
Fee \$3.50

Deputy