

1-1-74

WARRANTY DEED

Vol. 78 Page 24543



93897

KNOW ALL MEN BY THESE PRESENTS, That CBA CONSTRUCTION CO., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD L. DAVIS and NAOMI R. DAVIS, Husband and Wife, 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:

Lot 2 in Block 22 of First Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO:

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 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 \$45,740.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18th day of December, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereby by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
December 1980

Personally appeared Kenneth S. A. Cooney and Maria Cooney 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 CBA

Construction Co., 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:

Notary Public for Oregon

My commission expires: 7/19/82

(OFFICIAL SEAL)

CBA Construction Co.

GRANTOR'S NAME AND ADDRESS

Davis

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Edward L. Davis
P.O. Box 123
Bonanza, Oregon 97623
NAME, ADDRESS, ZIP

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 18th day of December, 1980, at 12:42 o'clock P.M., and recorded in book/reel/volume No. M80 on page 24543 or as document/fee/file/instrument/microfilm No. 93897, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Bernadette H. Fletcher Deputy
Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE