

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lee B. Davis and Elinor Davis,

Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CBA 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:

A parcel of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, Township 39 South, Range 11 E.W.M. described as follows:

Beginning at a point on the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  which bears S.0°15'09"E. a distance of 298.34 feet from the Northeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ , said point also being the most Easterly corner of Lot 1, Block 22, First Addition to Bonanza, Oregon; thence Northwesterly along the Northeastly line of said Lot 1 to the most Northerly corner thereof; thence N.0°15'09"W. a distance of 28.8 feet to a point; thence S. 89°57'55" E. a distance of 117.54 feet, more or less, to the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence S. 0°15'09" E. along said East line a distance of 104.34 feet, more or less, to the point of beginning.

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 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 \$5,000.00.

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 13 day of March, 1981; 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)

Lee B. Davis  
Lee B. Davis

Elinor Davis  
Elinor Davis

STATE OF OREGON, County of Klamath, 1981 ss.

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_ 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

\_\_\_\_\_, 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

Notary Public for Oregon

My commission expires:

Davis

GRANTOR'S NAME AND ADDRESS

CBA Construction Co.

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

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 13th day of March, 1981, at 3:28 o'clock P.M., and recorded in book/reel/volume No. M81 on page 4639 or as document/fee/file/instrument/microfilm No. 97134, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME TITLE

By Debra L. Jansen Deputy

Fee \$3.50