

1-1-74

## WARRANTY DEED

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97140

NOW ALL MEN BY THESE PRESENTS, That C. B. A. Construction Co., an  
Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP LEROY WORLEY  
AND LORI JOHNSON, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16, Block 23, in Oregon Shores Subdivison-Unit 2, 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

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 \$5,500.00

~~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 ①, 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)

STATE OF OREGON,

County of \_\_\_\_\_

ss.

, 19\_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath \_\_\_\_\_ ss.

, 19\_\_\_\_\_

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 C. B. A.

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 be-  
half 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 8-5-83

(OFFICIAL  
SEAL)

STATE

Cooney, CBA Construction Co.

GRANTOR'S NAME AND ADDRESS

MAY 1981

Johnson and Worley

GRANTEE'S NAME AND ADDRESS

After recording return to:

Philip L. Worley

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath \_\_\_\_\_ ss.

I certify that the within instru-  
ment 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 4651 or as document/fee/file/  
instrument/microfilm No. 97140,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Debra A. Janzen Deputy

Fee \$3.50

281 MAR 13 PM 3 28