

1-1-74

98108

WARRANTY DEED

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6282



KNOW 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

POLLI L. WILSON

, 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 Northeasterly 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 \$.43,680.00

~~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  $\textcircled{}$ , 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 7 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.  
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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.  
March 7, 19 81

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 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: 8.5.83

CBA Construction Co.

GRANTOR'S NAME AND ADDRESS

Wilson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Polli L. Wilson

POB x 81  
Bonanza Or 97623

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 7th day of April, 1981, at 3:59 o'clock P.M., and recorded in book/reel/volume No. M81 on page 6282 or as document/fee/file/instrument/microfilm No. 98108, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra J. Gorge Deputy

Fee \$3.50

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