

1-1-74

K-34459

98863

WARRANTY DEED

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7598



KNOW ALL MEN BY THESE PRESENTS, That Fred L. Rueck and Dani Rueck

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CBA Construction, 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:

Lots 7 and 8 in Block 72 of Bowne 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, rights of way of record and those apparent upon 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 \$4,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 28 day of April, 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)

Fred L. Rueck  
Dani Rueck  
Dani Rueck

STATE OF OREGON, )  
County of Klamath ) ss.  
April 28, 1981

Personally appeared the above named Fred L. Rueck and Dani Rueck and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-5-83

STATE OF OREGON, County of ) ss.  
Personally appeared , 19

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: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
CBA Construction  
P.O. Box 248  
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 28th day of April, 1981, at 3:35 o'clock P.M., and recorded in book/reel/volume No. M81 on page 7598 or as document/fee/file/instrument/microfilm No. 98863. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Lebra G. Jansen Deputy

Fee \$3.50

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