

3488K 34804

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That CBA Construction

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James L. Baker and Shellie Baker, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

That portion of Block 26 of Bowne Addition to the Town of Bonanza, lying southerly of the Southerly right of way of State Highway #70, 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; Taxes for 1981-82 which are now a lien, but not yet due and payable.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

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 \$47,550.00. 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 20 day of August, 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.

CBA Construction

by: Maria Cooney

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of _____ ss.
19__

STATE OF OREGON, County of Klamath
August 20, 1981

Personally appeared XXXXXX Cooney
Maria Cooney

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 Const.

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.

Notary Public for Oregon
My commission expires: 8-5-83

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees

PO Box 5125
K. Falls

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 instrument was received for record on the 20th day of August, 1981, at 3:57 o'clock P.M., and recorded in book/reel/volume No. M81 on page 14914 or as document/fee/file/instrument/microfilm No. 3488. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Bernetha Lett Deputy

Fee \$3.50