

24653

WARRANTY DEED
K-36226

KNOW ALL MEN BY THESE PRESENTS, That
CBA CONSTRUCTION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. VAN ACKER and MITZI L. VAN ACKER, husband and wife, 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:

Lot 5, Block 2, of Tract 1137 Meadowglenn Subdivision 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; Liens and assessments of the Klamath Project and Malin Irrigation District.

(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 \$ 48,500.00
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 13th day of June, 1983; 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)

CBA Construction

Maria Cooney

STATE OF OREGON,
County of _____, ss.
_____, 19____.

STATE OF OREGON, County of Klamath
June 13, 19 83.) ss.

Personally appeared Maria Cooney, who, being duly sworn,

did say she is the secretary of CBA Construction

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

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Grantor
P.O. Box 371
Malin, Or 97632
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 16th day of June, 19 83, at 3:12 o'clock P.M., and recorded in book/reel/volume No. M83 on page 9433 or as document/fee/file/instrument/microfilm No. 24653, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By _____ Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE