

54764

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
CBA CONSTRUCTION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
THERESA ANN RICHARDS, an unmarried woman, 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 2, Block 1, SHADOW HILLS SUBDIVISION - 1, Tract No. 1031,
according to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, easements, 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 \$ 49,000.00

~~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 ©, 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 21st day of October, 1985;
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.

This instrument will not allow use of the property
described in this instrument in violation of applicable
and use laws and regulations. Before signing or
accepting this instrument, the person acquiring fee
title to the property should check with the appropriate
city or county planning department to verify approved

STATE OF OREGON,

County of _____

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: _____

CBA CONSTRUCTION

STATE OF OREGON, County of Klamath) ss.
October 21, 1985

Personally appeared 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 _____

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 the
hall 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: 8/27/87

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
25th day of October, 1985,
at 11:24 o'clock P. M., and recorded
in book/reel/volume No. M85 on
page 17376 or as fee/file/instru-
ment/microfilm/reception No. 54764,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Theresa Ann Richards
4055 Adelaide Ave.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Jackson Co. Federal Savings & Loan
2 East Main St.
Medford, OR 97501
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE