

59825

K-38156
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
CBA CONSTRUCTION CO.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ALFREDO FUENTEZ and BARBARA J. FUENTEZ, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 1, MEADOWGLENN, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Conditions, 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 \$ 48,500.00

~~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 2nd day of April, 1986;
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 DE-
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
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 USES.

CBA CONSTRUCTION CO.

Maria Cooney Sec

STATE OF OREGON,)
County of) ss.
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STATE OF OREGON, County of Klamath) ss.
April 2, 1986

Personally appeared 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

she is the
CBA 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 be-
half 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:

Stanley Moore
Notary Public for Oregon

My commission expires: 8/27/87

(OFFICIAL
SEAL)
If executed by a corporation,
affix corporate seal

Before me:
(OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires:

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
3rd day of April, 1986,
at 11:02 o'clock A.M., and recorded
in book/reel/volume No. M86 on
page 5509 or as fee/file/instru-
ment/microfilm/reception No. 59825,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By *Ann Smith* Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Alfredo & Barbara J. Fuentes
P. O. Box 315
Malin, OR 97623
NAME, ADDRESS, ZIP

Use if a change is requested (if not statement) shall be sent to the following address:
Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE