

62622

K-38610
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M96 Page 10468KNOW ALL MEN BY THESE PRESENTS, That
EDITH SUE ALLENhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CBA CONSTRUCTION COMPANY

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 12, Block 1, LaWanda Hills, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Conditions, 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 \$ 7,500.00
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).^① (The sentence between the symbols ①, 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 16th day of June, 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 DESCRIBED 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.

EDITH SUE ALLEN

By: Hugh L. Allen
Her Attorney In Fact

STATE OF OREGON,

County of Klamath

} ss.

On this the 16th day of June, 1986

HUGH ALLEN

personally appeared

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

EDITH SUE ALLEN

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me,

Evelyn Biehn
(Signature)

My Commission Expires: 8/27/87

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 17th day of June, 1986, at 9:35 o'clock A.M., and recorded in book/reel/volume No. M86 on page 10469 or as fee/file/instrument/microfilm/reception No. 62623 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLEBy: Pat Smith Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

CBA Construction Company
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 as Above

NAME, ADDRESS, ZIP