

OK

66187

WARRANTY DEED

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Page

16996

66187
KNOW ALL MEN BY THESE PRESENTS, That... CBA CONSTRUCTION CO.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID F. GALLAGHER and JO ANN GALLAGHER, 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:

Lots 10, 11 and 12 of Block 50 in the City of Malin, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

- Subject to:
1. Conditions, restrictions, easements, rights of way of record and those apparent upon the land.
 2. Reservations and restrictions, including the terms and provisions thereof, as contained in deed recorded December 7, 1928, in Volume 85 page 17, and Deed recorded February 13, 1911, in Volume 34 page 49, Deed records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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 as set forth hereinabove.

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 \$48,000.00.

The true and actual consideration paid for this transfer, stated in terms or dollars, is 7,448,000.00.

^①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^②(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.

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 19 day of Sept., 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.

CBA Construction Co.

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.

CBA Construction Co.

By: Maria Voor, Secretary

STATE OF OREGON,)
County of) ss.

STATE OF OREGON, County of Klamath ss.
September 19, 19 86.

Personally appeared the above named.....

September 11, 1960.....and
Personally appeared who, being duly sworn,
Maria Cooney,
each for himself and not one for the other, did say that he/she was/is
XXXXXXXXXXXXXXXXXXXXXXX secretary of CBA.
she is the secretary of CBA.

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

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 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:

Before me:
Susan
Notary Public for Oregon

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of September, 1986, at 4:12 o'clock P.M., and recorded in book/reel/volume No. M86 on page 16996 or as fee/file/instrument/microfilm/reception No. 66187. Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By Am Smith Deputy

Fee: \$10.00

After recording return for

After recording return to:
Mr. & Mrs. David F. Gallagher
Box 422
Malin, Oregon 97632
NAME ADDRESS, ZIP

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

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

Mr. & Mrs. David F. Gallagher
Box 4212
Malin, Oregon 97632

NAME ADDRESS ZIP

SPACE RESERVED
FOR
RECORDER'S USE