

OK

WARRANTY DEED

Vol. MYV Page 21284

KNOW ALL MEN BY THESE PRESENTS, That THOMAS F. NEAL and LUCILLE E. NEAL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CBA CONSTRUCTION, an Oregon Corporation, 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:

A parcel of land in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian more particularly described as follows: Beginning at a point on the Northerly right of way line of the Green Springs Highway, opposite and 30.0 feet distant from Engineer's center line Station 1815+71, said point also being 720 feet south and 1456 feet west of the Northeast corner of Section 1, Twp. 40 South, Range 7 East, W. M.; thence North 57°44' East a distance of 150.0 feet along the said right of way line; thence North 1°17' East a distance of 185 feet; thence South 65°22' West a distance of 336.6 feet; thence South 54°31' East a distance of 215 feet to the point of beginning.

Subject to:
1. Reservations and restrictions contained in deed recorded October 16, 1975, in Book M-75 at page 12809, records of Klamath County, Oregon.

(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

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 \$8,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (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 20th day of November, 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.

Thomas F. Neal
Lucille E. Neal

STATE OF OREGON
County of Klamath } ss.
November 20, 1986

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

Personally appeared the above named
Thomas F. Neal &
Lucille E. Neal
and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____ and
_____, 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 _____

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:
Notary Public for Oregon
My commission expires: 6-21-88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

CBA Construction
P.O. Box 248
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

CBA Construction
P.O. Box 248
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }
I certify that the within instru-
ment was received for record on the
20th day of November, 1986
at 1:32 o'clock P. M., and recorded
in book/reel/volume No. M86 on
page 21284 or as fee/file/instru-
ment/microfilm/reception No. 68444
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
Evelyn Blehn, County Clerk
NAME TITLE
By Ann Smith Deputy

Fee: \$10.00