

73518

WARRANTY DEED

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Page

6410

KNOW ALL MEN BY THESE PRESENTS, That
CBA CONSTRUCTION, an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CAREY D. WELCH
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, Township 40 South, Range 7 East of the Willamette Meridian; 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.

(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

See attached Exhibit A

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 \$ 50,000.00.
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). (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 15 day of April, 1987; 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.

CBA CONSTRUCTION, an Oregon corporation

BY: Maria Cooney Sec.

STATE OF OREGON,

County of _____ } ss.
_____, 19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

April 15, 1987

Personally appeared Maria Cooney 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 CBA Construction.

_____ 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:

Susan C. Creel

Notary Public for Oregon

My commission expires:

6-21-88

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carey D. Welch
P.O. Box #651
Keno, Oregon 97627

NAME, ADDRESS, ZIP

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

Carey D. Welch
P.O. Box #651
Keno, Oregon 97627

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT A

SUBJECT TO:

6411

1. Reservations and restrictions in deed from State of Oregon by and through its Department of Transportation, Highway Division to Glenn N. Howard and Thomas F. Neal, dated October 9, 1975, recorded October 16, 1975, in Volume M75 page 12809, Deed records of Klamath County, Oregon, pertaining to access restrictions, etc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 16th day
of April A.D., 19 87 at 9:25 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 6410.

FEE \$14.00

Evelyn Biehn, County Clerk

By [Signature]