

77877

WARRANTY DEED

Vol. **M87** Page **14205**

KNOW ALL MEN BY THESE PRESENTS, That **CBA CONSTRUCTION**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **WILLIAM A. DEAN** and **PATRICIA M. DEAN**, 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 26, 27, 28, and 29 in Block 7 of Midland, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

56
1
PM
7
AUG
1987

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 \$46,500.00. ~~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 \oplus and \ominus is 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 **7th** day of **August**, 19**87**; 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

Ken Cooney

STATE OF OREGON,

County of _____, ss.
_____, 19____.

STATE OF OREGON, County of **Klamath**, ss.
August 7, 19**87**.

Personally appeared **Ken Cooney**

Personally appeared the above named _____

and _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and the latter is the secretary of **CBA**.

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

Construction 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:

Notary Public for Oregon
My commission expires:

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

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. William A. Dean
P.O. Box 226
Midland, Oregon 97634

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

Mr. & Mrs. William A. Dean
P.O. Box 226
Midland, Oregon 97634

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of **Klamath**, ss.

I certify that the within instrument was received for record on the **7th** day of **August**, 19**87** at **1:56** o'clock **PM**, and recorded in book/reel/volume No. **M87** on page **14205** or as fee/title/instrument/microfilm/reception No. **77877** Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$10.00 By **Pam Smith** Deputy