

85236

WARRANTY DEED

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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  
DANA M. NELSON AND SHERI A. NELSON, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 14 of Block 1 of Keno Hillside Acres, Tract 1033, according to the  
official plat thereof on file in the office of the County Clerk 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  
Subject to easements and rights of way of record and apparent on the land.

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  
However, the actual consideration consists of or includes other property or value given or promised which is  
the actual consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)  
part of the

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 14th day of March, 1988;  
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 DE-  
SCRIBED 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.

STATE OF OREGON, )  
County of ) ss.

Personally appeared the above named

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ) ss.  
MARCH 14, 1988

Personally appeared KEN COONEY 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 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 the  
hall 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:

Dusan C. Creel

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. DANA NELSON  
10311 MESA COURT  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

MR. & MRS. DANA NELSON  
10311 MESA COURT  
KLAMATH FALLS, OR 97601

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  
15th day of March, 1988,  
at 9:14 o'clock A.M., and recorded  
in book/reel/volume No. M88 on  
page 3596 or as fee/file/instru-  
ment/microfilm/reception No. 85236.,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$10.00