



# KLAMATH COUNTY TITLE COMPANY

## K-48678-G STATUTORY WARRANTY DEED (Individual or Corporation)

CBA CONSTRUCTION CO., an Oregon corporation . Grantor.  
conveys and warrants to J. LUIS GARCIA and MARGARITA MADRIGAL, husband and wife . Grantee,  
the following described real property in the County of Klamath and State of Oregon.

Lots 1 and 2 in Block 72 of Bowne Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 57,680.00 (Here comply with the requirements of ORS 93.030\*).

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 19th day of December 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

CBA CONSTRUCTION CO., An Oregon Corporation

By: Maria Cooney

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 19th day of December 19 95  
by MARIA COONEY and  
xxx as Secretary/Treasure  
of CBA CONSTRUCTION CO.  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires: September 28, 1996  
STATE OF OREGON, ss.  
County of Klamath

After recording return to:  
J. LUIS GARCIA/MARGARITA MADRIGAL  
P.O. BOX 154  
BONANZA, OREGON 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
J. LUIS GARCIA/MARGARITA MADRIGAL  
P.O. BOX 154  
BONANZA, OREGON 97623

NAME, ADDRESS, ZIP

Filed for record at request of:

Klamath County Title Co  
on this 19th day of Dec A.D., 19 95  
at 3:15 o'clock P M. and duly recorded  
in Vol. M95 of Deeds Page 34592  
Bernetha G. Letsch County Clerk  
By Pauline Y. Villalobos  
Deputy.

Fee, \$30.00