

01 JUN 18 AM 11:02



After recording return to:

Donald M. Nelson

PO Box 347
Bonanza, OR 971023

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

Donald M. Nelson

PO Box 347
Bonanza, OR 971023

Escrow No. K57171S

Title No. K57171-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 06/18/01, at 11:02 a.m.

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Linda Smith,

County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

CBA Construction, an Oregon Corporation, Grantor, conveys and warrants to Donald M. Nelson, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 15, 16, and 17 in Block 45, 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: 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.

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.

The true consideration for this conveyance is \$8,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 18th day of June, 2001.

CBA Construction

By: Maria Cooney
Maria Cooney

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 18th day of June, 2001
by Maria Cooney for CBA Const



[Signature]
Notary Public for Oregon
My commission expires: 8-2-03

K21