

1-1-74

68979

WARRANTY DEED

Vol. 79 Page 14000



KNOW ALL MEN BY THESE PRESENTS, That Kenton B. Colahan and Barbara A. Colahan, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark A. Haner

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 portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 320 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 100 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 100 feet to the place of beginning. (For continuation of this document, see reverse side of this deed.)

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$25,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols @, 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 13 day of June, 1979; 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.

(If executed by a corporation, affix corporate seal)

Kenton B. Colahan
Barbara A. Colahan

STATE OF OREGON,)
County of Klamath) ss.
June 13, 1979

STATE OF OREGON, County of) ss.
June 13, 1979

Personally appeared the above named Kenton B. Colahan and Barbara A. Colahan, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____ 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 _____, 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2-3-83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to First National Bank of Oregon
Real Estate Department
P.O. Box 1936
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mark A. Haner
215 Hope St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/roll number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

00041

DEED RECORD

14001

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. An easement created by instrument, including the terms and provisions thereof,

Dated : December 18, 1961

Recorded : December 18, 1961

For : Right of way 6 feet wide off the Easterly side of the

Book: 334 Page: 413

above described tract for irrigation lateral

5. An easement created by instrument, including the terms and provisions thereof,

Dated : December 18, 1961

Recorded : December 18, 1961

Dated : August 20, 1963

Book: 334 Page: 413

Recorded : March 23, 1964

Book: 351 Page: 633

For : Right of way for road across West 25 feet of herein described property

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

his 13th day of June A.D. 1979 at 3:35 clock P.M., and

uly recorded in Vol. M79 of Deeds on Page 14000

Wm. D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$6.00

Barbara A. Johnson

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