

KNOW ALL MEN BY THESE PRESENTS, That MARK R. WONSER and DIXIE J. WONSER,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN R. COLAHAN  
and LORETTA COLAHAN, 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 16, Block 3, TRACT 1087, FIRST ADDITION TO BANYON PARK, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

-continued on the 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  
stated on the reverse side 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 \$ 50,500.00  
the whole consideration consists of (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)  
part of the consideration consists of

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 22nd day of May, 1981;  
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)

MARK R. WONSER

DIXIE J. WONSER

STATE OF OREGON, )  
County of Klamath ) ss.  
May 22, 19 81

Personally appeared the above named  
MARK R. WONSER and DIXIE J. WONSER,  
husband and wife

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

(OFFICIAL  
SEAL)

Before me:  
Inda Stelle

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

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 be-  
half 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:

Mr. & Mrs. Mark R. Wonsler  
3207 Shasta Way  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Steven R. Colahan  
4704 Hope Street  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19 \_\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

-continued from the reverse side of this deed-

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Building setback line 25 feet from front of lot as shown on dedicated plat.
4. An 8 foot utility easement over rear portion of lot, as shown on dedicated plat.
5. Reservations and restrictions as shown on dedicated plat, to wit:  
 "Subject to: (1) A 25 foot building setback on the front of all lots and a 20 foot building setback line along side street lines; (2) Easements as shown on the annexed map for construction and maintenance of public utilities and irrigation said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be at their own risk; (3) Additional restrictions as provided in any recorded protective covenants."
6. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon, to wit:  
 "Subject to use of irrigation rights, ditches, water, and drainage rights, and for irrigation purposes for the benefit of adjoining property owners on the West side of the above described property; and subject to all contracts and agreements with the United States of America and/or the Klamath Irrigation District relative to irrigation and/or drainage, and any existing rights of way for ditches or canals heretofore conveyed or used in connection herewith, and subject to all rights and easements, if any, affecting said property."
7. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded December 23, 1974, in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
 this 22nd day of May A.D. 19 81 at 2:18 clock P M., and  
 duly recorded in Vol. M81, of Deeds on Page 9155.

Fee \$7.00

EVELYN BIEHN, County Clerk

By Debra A. Jansen