

MOUNTAIN TITLE COMPANY INC.

44567

WARRANTY DEED

21782

KNOW ALL MEN BY THESE PRESENTS, That James H. Rainwater and Shirlee A. Rainwater, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Victor H. Kollman and Susan B. Davis, not as tenants in common but with the right of survivorship 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY INC.

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 set forth on the reverse of this deed, or 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 \$ 100,000.00. 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 will not apply unless deleted. See ORS 91.010.)

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 31 day of December, 1984; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Witness for JAMES H. RAINWATER
Witness for SHIRLEE A. RAINWATER
HILL ATTORNEY IN FACT

STATE OF OREGON,
County of Klamath
December 31, 1984

STATE OF OREGON, County of Klamath
Personally appeared

Personally appeared the above named Richard Garbutt as power of attorney for James H. Rainwater and Shirlee A. Rainwater and acknowledged the foregoing instrument to be his voluntary act and deed.

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

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/84

Notary Public for Oregon
My commission expires:

James H. Rainwater and Shirlee A. Rainwater
P.O. Box 6577
Brookings, Oregon

GRANTOR'S NAME AND ADDRESS
Victor H. Kollman and Susan B. Davis
P.O. Box 5015
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

Per Grantee

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

Per Grantee

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1984, 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.

By Recording Officer Deputy

21783

Lot 9 in Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Savings and excepting that portion deeded to the City of Klamath Falls in Deed Volume M66 on page 9332, records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the south line of Lot 9, Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, said point being 3.80 feet east of the southwest corner of said lot; thence easterly along an arc of a curve having a radius of 35.00 feet, through an angle of 62°, a distance of 37.87 feet more or less to the south line 36.05 feet more or less to the point of beginning, all in the City of Klamath Falls, Oregon.

SUBJECT TO:

- 1 A 20 foot building setback from street as shown on plat dedication.
- 2 An 8 foot utility easement along rear lot line as shown on dedicated plat.
- 3 Subject to the following restrictions: A 20 foot building setback line on all streets, public utilities easements as shown on annexed plat, an easement over and across Lots 9-14 including Block 1, as may be necessary for future sanitary sewers, additional restrictions as provided in the recorded protective covenants.
- 4 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 January 15, 1968 in Volume 355, page 361, Deed Records of Klamath County, Oregon, and amended covenants, conditions and restrictions, as contained in Volume M68, page 351, Microfilm Records of Klamath County, Oregon.
- 5 Deed of Trust, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: March 17, 1980
 Recorded: March 17, 1980
 Volume: M80, page 5036, Microfilm Records of Klamath County, Oregon
 Amount: \$111,000.00
 Grantor: James H. Rainwater and Shirlee A. Rainwater, husband and wife
 Trustee: William Sisemore
 Beneficiary: Klamath First Federal Savings and Loan Association
 Said Deed of Trust Grantee agrees to assume and pay in full.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record Mountain Title Co
 this 31 day of Dec A.D. 1984 at 3:57 o'clock PM and
 duly recorded in Vol. M84 of deeds on page 21782

Fee 9.00

EVELYN BIEHN, County Clerk
 By Evelyn Biehn