

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. H. OLSON and BARBARA K. OLSON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD J. COLLIMAN and DIANNE M. COLLIMAN, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 24, Block 4, TRACT NO. 1087, known as FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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."

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 shown on the reverse of this deed and those of record and 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 \$52,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14th day of April, 1986; 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)

James A. H. Olson  
James A. H. Olson

Barbara K. Olson  
Barbara K. Olson

STATE OF OREGON, Wisconsin

County of OZAUKEE ss.

APRIL 14, 1986

STATE OF OREGON, County of ss.

Personally appeared

Personally appeared the above named

James A. H. Olson & Barbara K. Olson

K. Olson

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marion R. Strawn

Notary Public for Oregon Wisconsin

My commission expires: 9-20-87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

James A. H. Olson & Barbara K. Olson

GRANTOR'S NAME AND ADDRESS

Ronald J. Collman & Dianne K. Collman

4701 Hope St.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1986,

at o'clock M., and recorded in book on page or as

SPACE RESERVED FOR RECORDER'S USE

file/reel number.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer  
Deputy

By

SUBJECT TO:

6427

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
  2. Reservations and restrictions as shown on dedicated plat, to wit:  
"Subject to: (1) A 25 foot 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 the lot owners to be at his own risk; (3) Additional restrictions as provided in any recorded protective covenants."
  3. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon.
  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 December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.
  5. Subject to a 25 foot building setback from Hope Street as shown on dedicated plat.
  6. Subject to a 16 foot utility easement along Southeasterly lot line as shown on dedicated plat.
  7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: May 29, 1980  
Recorded: May 30, 1980  
Volume: M80, page 9839, Microfilm Records of Klamath County, Oregon  
Amount: \$48,925.00  
Mortgagor: Oscar P. Powell and Anna M. Powell, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P40189)  
  
Assumption Agreement, including the terms and provisions thereof, recorded November 2, 1982 in Volume M82, page 14577, Microfilm Records of Klamath County, Oregon, between Oscar P. Powell and Anna M. Powell, borrowers and James A. H. Olson and Barbara K. Olson, purchasers.
- THE GRANTEES APPEARING ON THE REVERSE OF THIS DEED AGREE TO ASSUME SAID MORTGAGE AND TO PAY SAID MORTGAGE IN FULL, AND FURTHER AGREE TO HOLD SELLERS HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of April A.D., 19 86, at 2:08 o'clock P M., and duly recorded in Vol. 15th day  
of \_\_\_\_\_ Deeds on Page 6426 M86.

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_