

# MOUNTAIN TITLE COMPANY

63702

WARRANTY DEED MR-10044 Vol. MS80 Page 12416

KNOW ALL MEN BY THESE PRESENTS, That VICTOR H. KOLLMAN and WYNETTA S. KOLLMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL E. ANDERSON and TERESA LYNN ANDERSON, 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 6 in Block 5 of TRACT 1145, NOB HILL, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, in the City of Klamath Falls, 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 \$ 95,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols U, 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 15th day of July, 19 86; 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)

STATE OF OREGON,

County of Klamath } ss.  
7/15, 1986

Personally appeared the above named Victor H. Kollman & Wynetta S. Kollman

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

Before me, Pamela Spencer, Notary Public for Oregon, My commission expires: 8/16/88

Victor H. & Wynetta S. Kollman

GRANTOR'S NAME AND ADDRESS  
Michael E. & Teresa Lynn Anderson  
132 Eulalona  
Klamath Falls, OR 97602

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 Klamath } ss.  
19 86

Personally appeared

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.

Before me, Notary Public for Oregon, My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

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

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

SUBJECT TO:

12417

1. 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 in Volume M78, page 7560, Microfilm Records of Klamath County, Oregon, and amended by instrument recorded in Volume M80, page 15313, Microfilm Records of Klamath County, Oregon.
2. Reservations and restrictions contained in plat dedication, to wit:  
"hereby dedicate, donate and convey to the public use forever, all streets, said plat being subject to: 1. Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls for the use and regulation thereof. 2. All applicable zoning ordinances and recorded restrictive covenants, 3. One foot street plugs as shown on the annexed plat to be dedicated to the City of Klamath Falls and later released by resolution of the Common Council when the adjoining property is property developed."
3. An easement created by instrument, including the terms and provisions thereof,  
Dated: October 21, 1981  
Recorded: November 2, 1981  
Volume: M81, page 19078, Microfilm Records of Klamath County, Oregon  
In favor of: Owens Development Co.  
For: Utility easement
4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of July A.D., 19 86 at 10:10 o'clock A M., and duly recorded in Vol. M86,  
of Deeds on Page 12416.  
FEE \$14.00  
Evelyn Biehn, County Clerk  
By [Signature]