

4176

KNOW ALL MEN BY THESE PRESENTS. That VICTOR H. KOLLMAN & WYNETTA S. KOLLMAN as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE S. HOPPER, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 13 in Block 3, TRACT NO. 1145, NOB HILL, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax: Account No. 3809-20DA-3300

"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 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 and the above granted premises, free from all encumbrances EXCEPT 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 \$ 10,000.00. However, the actual consideration may be of other kind or kinds or provided which is the whole or parts of the consideration (indicate what kind of the said consideration should be stated. 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 18th day of August, 19 89; 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.

Victor H. Kollman  
Victor H. Kollman  
Wynetta S. Kollman by Victor H. Kollman  
Wynetta S. Kollman by Victor H. Kollman  
as Attorney in fact

STATE OF OREGON,  
County of Klamath ) ss.  
8/18, 1989

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 acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

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: \_\_\_\_\_

Personally appeared the above named Victor H. Kollman, individually and as Attorney in fact for Wynetta S. Kollman  
Lee S. Hopper  
Notary Public for Oregon  
My commission expires: 8/16/92

Victor H. & Wynetta S. Kollman  
PO Box 306  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Lee S. Hopper  
910 Old Midland Rd  
Klamath Falls OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Lee S. Hopper  
910 Old Midland Rd  
Klamath Falls OR 97603  
NAME, ADDRESS & IF

Until a change is received all tax statements shall be sent to the first address:  
Lee S. Hopper  
910 Old Midland Rd  
Klamath Falls OR 97603  
NAME, ADDRESS & IF

STATE OF OREGON, \_\_\_\_\_ ss.  
County of Klamath  
I certify that the within instrument was received for record on the 21st day of Aug., 19 89, at 4:07 o'clock P.M., and recorded in book M89 on page 15571 or as file/reel number 4176.

Record of Deeds may identify.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Pauline Mueland Deputy

Fee \$8.00

MOUNTAIN-TITLE-COMPANY

MOUNTAIN-TITLE-COMPANY