

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
THOMAS W. KOLESAR and JANICE L. KOLESAR, 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:

The Southwest 51 feet of Lots 7 and 8, Block 44, GRANDVIEW ADDITION TO BONANZA, in the County of Klamath, State of Oregon.

"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."

**MOUNTAIN TITLE COMPANY INC.**

- 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.

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 \$19,995.00

① However, the actual consideration consists of or includes either property or value given or promised which is the whole part of the consideration (indicate when) ② The sentence between the symbols ①, 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 20th day of January, 1984; 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)

Kenneth Madison  
KENNETH MADISON  
Alice Madison  
ALICE MADISON

STATE OF OREGON, )  
County of Klamath ) ss  
January 20, 1984 )

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 .....

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:

**Before me:**

(OFFICIAL  
SEAL)

(OFFICIAL  
SEAL)

**Notary Public for Oregon**

**Notary Public for Oregon**

My commission expires: 11/16/87

**My commission expires:**

Kenneth & Alice Madison

GRANTOR'S NAME AND ADDRESS

Thomas W. & Janice L. Kolesar

GRANTEE'S NAME AND ADDRESS

**After recording return to:**

Mary Woods  
P.O. Box 61  
Bonanza, OR 97623

NAME. ADDRESS. ZIP

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

Mary Woods  
P.O. Box 61  
Bonanza, OR 9762

NAME ADDRESS ZIP

STATE OF OREGON.

~~County of~~ .....

*I certify that the within instrument 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.

By ..... Recording Officer  
..... Deputy

continued from the reverse side of this deed -

## SUBJECT TO:

1. Covenants, conditions, and restrictions as shown on the recorded plat.
2. Regulations, levies, assessments, water, and irrigation rights and easements for ditches and canals of the Horsefly Irrigation District.
3. Vacated Streets as disclosed by Ordinance #210 dated May 1, 1967, and recorded June 19, 1967, in Volume M67, page 4580, Microfilm Records of Klamath County, Oregon, vacating 4th Avenue between Klamath Street and High Street adjacent to Lot 7.
4. Party Well Agreement, including the terms and provisions thereof, dated July 22, 1982, and recorded July 26, 1982, in Volume M82, page 9478, Microfilm Records of Klamath County, Oregon, between Raymond A. Nelson and Vera A. Nelson, husband and wife, First Parties; Louise Dye and Alma Schultz, Second Parties; Kenneth Madison and Alice Madison, husband and wife, Third Parties; and Ronald L. Merman and Peggy J. Merman, Fourth Parties.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day  
of May A.D., 19 90 at 11:33 o'clock AM., and duly recorded in Vol. M90,  
of Deeds on Page 8493.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Miller