## <u>ompany inc</u>

Vol.mgo\_Page 8493 KNOW ALL MEN BY THESE PRESENTS, That. KENNETH MADISON and ALICE MADISON husband and wife

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 appertaining, 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."

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## 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

MOUNTAIN TITLE COMPANY INC

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

ON TOWAYER X THE DEDIGINATION MAD XOODSHIS OF YOR INCLUDES STREET SHOPEKEY BY WALLE DIVER BY ADDINGED WHICH IS the minole your story of the sentence between the symbols 0, 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 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 corp affix corporate seal)

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STATE OF OREGON, County of \_\_\_\_Klamath Jangary 304 , 19 84 : c (

Personally propeated the above named KENNETH MADISON and ALICE MADISON, husband and fre de acknowledged the foregoing instru-ment to be the ine in voluntary act and deed.

11.

Personally appeared 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 

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madison

, a corporation, and that the seal attized to the foregoing instrument is the corporate seal and that the solution of that sold instrument was signed and sealed in be-halt of sold corporation by authority of its board of directors; and each of them acknowledged sold instrument to be its voluntary act and deed.

stic (OFFICIAL/VU SEAL) Notary Public for Oregon

My commission expires: 11/16/87

Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires:

STATE OF OREGON, County of .....

ENNETH MADISON

ALICE MADISON 

Remmeth & Alice Madison	$\mathbf{N}$
	STATE OF OREGON,
	Ss.
GRANTOR'S NAME AND ADDRESS	County of
Thomas W. & Janice L. Kolesar	Certify that the within instru-
ter in the second se	ment was received for record on the
	day of
GRANTEE'S NAME AND ADDRESS	CE RESERVED at
After recording ruturn to:	FOR in book on page or ss
Mary Moods	ORDER'S USE filo/reel number
P.O. Box 61	Record of Deeds of said county.
Bonanza, OR 97623	Witness my hand and seal of
AAHE. ADDRESS, ZIP	County affixed.
Until a change is requested all fax statements shall be sent to the following address.	i je po se
Mary Woods	
_P.0Box_61	Recording Officer
Bonanza, OR 97623	By
NANE ADDRESS 7/8	- 1976년 1978년 - Herrie Alexandria - 1979년 <b>- 1977년</b> - 1977년 - 197

continued from the reverse side of this deed -

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SUBJECT TO:

1. Covenants, conditions, and restrictions as shown on the recorded plat.

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- 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.

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