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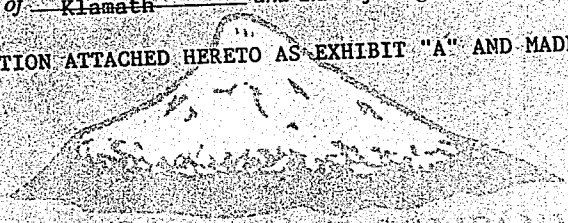
WARRANTY DEED

Vol 90 Page 9873

KNOW ALL MEN BY THESE PRESENTS, That ROBERT M. COLAHAN & MAGGIE A. COLAHAN,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY R. KOLKOW
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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.



"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 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,

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 \$ 32,900.00

However, the actual consideration consists of or includes other property of value given or promised which is the part of the consideration and is hereby acknowledged. (The sentence between the symbols, if not applicable, should be deleted.)
\$20,000.00

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 23rd day of May, 19 90;
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.

Robert M. Colahan
Robert M. Colahan

Maggie A. Colahan
Maggie A. Colahan

STATE OF OREGON,)
County of Klamath) ss.
5/23 1990

Personally appeared the above named
Robert M. Colahan & Maggie A. Colahan

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

Before me:
Howard L. Allen
Notary Public for Oregon
My commission expires
April 28/92

Robert M. & Maggie A. Colahan
HC 33, Box 17
Dairy OR 97625
GRANTOR'S NAME AND ADDRESS

Rodney R. Kolkow
1801 OREGON AVE
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Rodney R. Kolkow
1801 Oregon Ave
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Rodney R. Kolkow
1801 Oregon Ave
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____)
Personally appeared _____, 19 ____
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 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: _____

STATE OF OREGON,) ss.
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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"

Beginning at the Southeasterly corner of Lot 14, Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly and parallel along Oregon Avenue a distance of 57 feet; thence Northerly and parallel to the Westerly line of said Lot 14 a distance of 68 feet; thence Southeasterly and parallel to Oregon Avenue to a point intersecting the Easterly line of said Lot 14 at Addison Street; thence Southwesterly along Addison Street a distance of 68 feet to the point of beginning, being a portion of Lot 14, Block 76, of BUENA VISTA ADDITION to Klamath Falls, Oregon.

Tax Account No: 3809 029BD 06000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of May A.D., 19 90 at 9:56 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 9873

Evelyn Biehn - County Clerk

By: Pauline Mueller

FEE \$33.00