

38926

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 91 Page 26601

KNOW ALL MEN BY THESE PRESENTS, That  
MARY N. DIXON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ALLEN D. KOLLEN AND TERRY L. KOLLEN, 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,  
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:

REFER TO THE ATTACHED LEGAL DESCRIPTION

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 and the above granted premises, free from all encumbrances EXCEPT THOSE OF RECORD 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 \$ 70,000.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, 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 December, 19 91; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
December 20, 19 91

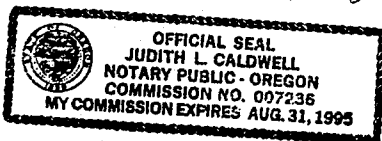
Mary N. Dixon  
Mary N, Dixon

Personally appeared the above named \_\_\_\_\_

Mary N. Dixon

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

Before me: Judith L. Caldwell  
Notary Public for Oregon  
My commission expires: 8-31-95



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

DIXON

C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

KOLLEN

7630 Donegal Street

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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

MTC NO: 26677

EXHIBIT A  
LEGAL DESCRIPTION

## PARCEL 1

Lot 15, SKYLINE VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, AND

## PARCEL 2

A portion of Lot 7 in Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15, SKYLINE VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence West along the Southerly lot line of Lot 15, 25 feet; thence South 38 feet; thence East 25 feet; thence North 38 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 20th day  
of December A.D., 19 91 at 3:44 o'clock P M., and duly recorded in Vol. M91,  
of Deeds on Page 26601.

Evelyn Beihn- County Clerk

By Dorlene Mueller

FEE \$ 33.00