

2007-07-03 10:09:00



MTL-65649 TM  
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Vol M04 Page 45626

State of Oregon, County of Klamath  
Recorded 07/13/2004 11:04a m  
Vol M04 Pg 45626-29  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

THIS SPACE RESERVED FOR

After recording return to:  
SYLVIA A. COLAHAN  
106 LAGUNA STREET  
Klamath Falls, OR 97601

Until a change is requested all  
tax statements shall be sent to  
The following address:

SYLVIA A. COLAHAN  
106 LAGUNA STREET  
Klamath Falls, OR 97601

Escrow No. MT65649-TM

### SPECIAL WARRANTY DEED

**EDWARD MEIER AND ALICE F. MEIER, HUSBAND AND WIFE AND SYLVIA A. ZASKE (NOW KNOWN AS SYLVIA A. COLAHAN), NOT AS TENANTS IN COMMON, BUT WITH THE RIGHTS OF SURVIVORSHIP, Grantor(s) hereby grant, bargain, sell, warrant and convey to SYLVIA A. COLAHAN and JAMES M. COLAHAN, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:**

**The South 75 feet of Lot 5 in Block 12 of DIXON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3889-028DC-18408-888 Key No: 375454

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$0.00.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 7 day of July 2004

EDWARD MEIER

ALICE F. MEIER

SYLVIA A. COLAHAN

36.00

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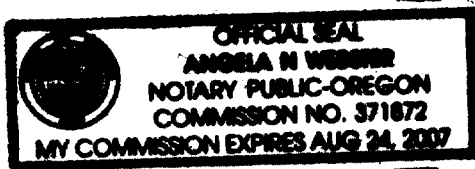
**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Oregon }  
 County of Josephine } ss.

On this the 7 day of July, 2004, before  
 me, Angela N. Webster, the undersigned Notary  
Name of Notary Public  
 Public, personally appeared Alice F. & Edward Meier,  
Name(s) of Signer(s)

☐ personally known to me - OR -

☒ proved to me on the basis of satisfactory  
 evidence



to be the person(s) whose name(s) is/are  
 subscribed to the within instrument, and  
 acknowledged to me that he/she/they  
 executed the same for the purposes therein  
 stated.

WITNESS my hand and official seal.

Angela N. Webster  
Signature of Notary Public

Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

**OPTIONAL**

*Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Right Thumbprint  
 of Signer  
 Top of thumb here



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SYLVIA A. COLAHAN

106 LAGUNA STREET

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

SYLVIA A. COLAHAN

106 LAGUNA STREET

Klamath Falls, OR 97601

Escrow No.

MT65649-TM

### SPECIAL WARRANTY DEED

**EDWARD MEIER AND ALICE F. MEIER, HUSBAND AND WIFE AND SYLVIA A. ZASKE (NOW KNOWN AS SYLVIA A. COLAHAN), NOT AS TENANTS IN COMMON, BUT WITH THE RIGHTS OF SURVIVORSHIP**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **SYLVIA A. COLAHAN and JAMES M. COLAHAN, as tenants by the entirety**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

The South 75 feet of Lot 5 in Block 12 of **DIXON ADDITION TO THE CITY OF KLAMATH FALLS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:

3809-028DC-10400-000

Key No:375454

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$0.00**.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 6 day of July, 2004

SIGNED IN COUNTERPART

EDWARD MEIER

SIGNED IN COUNTERPART

ALICE F. MEIER

Sylvia A. Colahan

SYLVIA A. COLAHAN

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**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Oregon }  
County of Klamath } ss.

On this the 6 day of July, 2004, before  
me, Tamara L. McDaniel, the undersigned Notary  
Public, personally appeared Sylvia A. Colahan,  
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory  
evidence

to be the person(s) whose name(s) is/are  
subscribed to the within instrument, and  
acknowledged to me that he/she/they  
executed the same for the purposes therein  
stated.



WITNESS my hand and official seal.

Tamara L. McDaniel  
Signature of Notary Public

Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

**OPTIONAL**

Although the information in this section is not required by law, it may prove valuable to  
persons relying on the document and could prevent fraudulent removal and reattachment  
of this form to another document.

**Description of Attached Document**

Title or Type of Document: Special Warranty Deed

Document Date: 7/6/04 Number of Pages: 1

Signer(s) Other Than Named Above: Edward Meier +  
Alice F. Meier

Right Thumbprint  
of Signer

Top of thumb here