

38-12961 KNOW ALL MEN BY THESE PRESENTS, That Raymond Wedde and Sarah J. Wedde, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard Pelton and Grace Pelton, 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:

Lot 2, Block 4, of Tract 1065, IRISH BEND, Klamath County, Oregon

SUBJECT, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof,
Dated : September 20, 1965
Recorded : October 6, 1965
In favor of : Pacific Power & Light Co., a Maine Corporation
For : A 20 foot wide right of way
(Said document doesn't give exact location)
2. Reservations, including the terms and provisions thereof, in deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Volume 286 at page 367, as to subsurface rights, except as to water. (Affects Governments Lots 22, 27 and 30 in Section 17, Township 35 South, Range 7 E.W.M. (see reverse side)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

and that 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 \$3,000.00.

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 5 day of August, 1977; 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)

STATE OF OREGON, } ss.
County of Klamath }
August 5, 1977.

Personally appeared, the above named Raymond and Sarah J. Wedde

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

Before me: John A. Kalita

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: July 16, 1980

STATE OF OREGON, County of } ss.
1977.

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 _____

_____ 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:

Raymond and Sarah J. Wedde
Star Route Box 97
Chiloquin, Oregon 97624

Richard and Grace Pelton
P.O. Box 482
Chiloquin, OR 97624

After recording return to:

Richard and Grace Pelton
P.O. Box 482
Chiloquin, OR 97624

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

Richard and Grace Pelton
P.O. Box 482
Chiloquin, OR 97624

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 1977,

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

SPACE RESERVED
FOR
RECORDER'S USE

(continued from other side)

14589

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof,
Recorded May 9, 1973 Book M73 Page: 5588

4. Restrictions, but omitting restrictions, if any based on race, color, religion, or national origin, as shown on the recorded plat of Irish Bend.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 11th day of AUGUST A. D. 1977 at 11:33 o'clock AM. and

duly recorded in Vol. M77, of _____ on Page 11,590

Wm D. MILNE, County Clerk

By Hazel Drayl