

42352

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GERALD WOLFF, GERRY W. WOLFF and CATHY K. WOLFF, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER C. BRECKENRIDGE and DOROTHY A. BRECKENRIDGE, husband and wife

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 9, in Block 5 of Tract 1065, IRISH BEND

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 right of way  
(Said document doesn't give exact location.)

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

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: M-73 Page: 5588 (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 1st day of October, 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,

County of Klamath } ss.

Oct. 3, 1977

Personally appeared the above named Gerald Wolff, Gerry W. Wolff, Cathy K. Wolff

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-22-78

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and

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 \_\_\_\_\_

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Gerald, Gerry W. & Cathy K. Wolff  
Box 331  
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Walter & Dorothy Breckenridge  
Box 172  
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

After recording return to:

Walter and Dorothy Breckenridge  
Box 172  
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Walter and Dorothy Breckenridge  
Box 172  
Chiloquin, OR 97624

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

3.11.78

SPACE RESERVED  
FOR  
RECORDER'S USE

(continued from other side)

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4. Reservations, including the terms and provisions thereof, in deed between United States of America to Henry G. Wolff, recorded September 7, 1956 in Book 286 at page 367, Deed Records, as to sub-surface rights, except as to water. (Affects Government Lots 22, 27, and 30 in Sect. 17. Twp. 35S, R7 EWM.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of January A. D. 1978 at 11:02 o'clock AM., and

duly recorded in Vol. M78, of Deeds on Page 1759

Wm D. MILNE, County Clerk

By Bernetha V. Kitch

Fee \$6.00