FORM No. 703—WARRANTY DEED. 38-14237

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GERRY W. WOLFF and CATHY K. WOLFF, as tenants in common *, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* WILLIAM K. KALITA, a single man *, 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 12 in Block 2 Tract No. 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 Book: M-65 Page: 2355 & 2357
In favor of : Pacific Power & Light Co., a Maine Corporation
For : A 20 foot wide right of way
(no 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

GERRY W. WOLFF
P.O. BOX 331
CHILOQUIN, OR 97624
GRANTOR'S NAME AND ADDRESS

WILLIAM K. KALITA
P.O. BOX 431
CHILOQUIN, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

WILLIAM K. KALITA
P.O. BOX 431
CHILOQUIN, OR 97624
NAME, ADDRESS, ZIP

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

WILLIAM K. KALITA
P.O. BOX 431
CHILOQUIN, OR 97624
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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.

..... *Recording Officer*

By ..... *Deputy.*

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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 grantor will warrant and forever defend the above granted 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 dollas, is $ 3500.00 ①~~XXXX