

1-1-74

WARRANTY DEED

WILLIAM F. KIEHLMEIER, SR. and

KNOW ALL MEN BY THESE PRESENTS, That
DOROTHY L. KIEHLMEIER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WILLIAM A. WOLFE and KATHRYN E. WOLFE, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1: Lots 16 and 17 in Block 64 KLAMATH FALLS FOREST
ESTATES HIGHWAY 66 UNIT, PLAT 3;

PARCEL 2: Lot 3 in Block 26 KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT 2.

(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 set forth in the attached Exhibit "A", by this
reference made a part hereof and incorporated herein,

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 \$ 30,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 23rd day of May, 1975;
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
May 28, 1975STATE OF OREGON, County of _____) ss.
_____, 19____.

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 _____

Personally appeared the above named
WILLIAM F. KIEHLMEIER and
DOROTHY L. KIEHLMEIER, husband
and wife and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL
SEAL)

Before me:
Marlene T. Addington

(Notary Public for Oregon
My commission expires 3-21-77

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

WILLIAM F. and DOROTHY L.
KIEHLMEIER

GRANTOR'S NAME AND ADDRESS

WILLIAM A. WOLFE and Kathryn E.
WOLFE
Rt. 1, Box 584, Bonanza, OR 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

William and Kathryn Wolfe
Rt. 1, Box 584
Bonanza, OR 97622

NAME, ADDRESS, ZIP

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

William and Kathryn Wolfe
Route 1, Box 584
Bonanza, OR 97622

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment 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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

EXHIBIT "A"

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates, Highway 65 Unit, Plat No. 3 (affects Parcel 1);

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 June 24, 1965, in Book 362 at page 400 (affects Parcel 1);

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2 (affects Parcel 2);

5. Timber Deed, including the terms and provisions thereof, as set forth in Deed Volume 357 at page 432, recorded November 13, 1964, given to Tree Lake Development Co. and Pine Tree Land Development Co., doing business as Klamath Forest Estates Unit No. 2 (affects Parcel 2) (merchantable timber over 16" in diameter);

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 18th day of January A. D. 1979 at 10:51 clock A.M., and

recorded in Vol. M79, of Deeds on Page 1509

Wm D. MILNE, County Clerk

Fee \$6.00

By Bernetha Skitsch