

30943

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

38-22574

Vol. 178 Page 19489



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 FRANKLIN CARL JONES, 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 4, Block 4, 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 given)

2. Reservations, including the terms and provisions thereof, in deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286 at page 367, Deed Records, as to subsurface rights, except as to water. (Affects Government Lots 22, 27 and 30 in Section 17, Township 35 South, Range 7 East of the Willamette Meridian.

(continued on reverse)

(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;

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 \$ 2,000.00

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 24th day of March, 1978; 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)

Gerry W. Wolff
Cathy K. Wolff

STATE OF OREGON,)
County of Klamath) ss.
March 24, 1978

Personally appeared the above named GERRY W. WOLFF and CATHY K. WOLFF

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

Before me: *James B. Kalita*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-22-78

STATE OF OREGON, County of) ss.

Personally appeared , 19

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:

GERRY W. & CATHY K. WOLFF

BOX 331

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

FRANKLIN CARL JONES

BOX 518

FORT KLAMATH, OR 97626

GRANTEE'S NAME AND ADDRESS

After recording return to:

FRANKLIN CARL JONES

BOX 518

FORT KLAMATH, OR 97626

NAME, ADDRESS, ZIP

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

FRANKLIN CARL JONES

BOX 518

FORT KLAMATH, OR 97626

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

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

SPACE RESERVED
FOR
RECORDER'S USE

68721
(continued from other side)

19490

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

this 7th day of October A. D. 1980 at 3:53 o'clock P. M., and

filed recorded in Vol. MR0, of Deeds on Page 19489

Wm D. MILNE, County Clerk

By Bernetha Hetch

Fee \$7.00