

1-1-74

2007

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m8/ Page 13973



KNOW ALL MEN BY THESE PRESENTS, That GERALD WOLFF and MARTHA E. WOLFF

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GEORGE W. ROTHWEILER and RAQUEL L. ROTHWEILER, as tenant by the entirety, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 21, Block 3, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/90th interest in Lot 12, Block 4, 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, Volume: M65, page 2355 and 2357, Microfilm Records of Klamath County, Oregon In favor of: Pacific Power & Light Co., a Maine Corporation For: A 20 foot wide right of way (no exact location given)

(continued on the reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$8,500.00

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 July, 1981; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Gerald Wolff  
Martha E. Wolff

STATE OF OREGON, )  
County of Klamath ) ss.  
July 23, 1981

Personally appeared the above named  
Gerald Wolff and Martha E. Wolff

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 6-7-84

STATE 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 \_\_\_\_\_

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:

GERALD AND MARTHA E. WOLFF P.O. Box 746 Clioquin, OR 97624 GRANTOR'S NAME AND ADDRESS	
GEORGE W. & RAQUEL L. ROTHWEILER 5762 Lockhead Whittier, CA 90606 GRANTEE'S NAME AND ADDRESS	
After recording return to: GEORGE W. & RAQUEL L. ROTHWEILER 5762 Lockhead Whittier, CA 90606 NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address: GEORGE W. & RAQUEL L. ROTHWEILER 5762 Lockhead Whittier, CA 90606 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.	
Recording Officer By _____ Deputy	

SPACE RESERVED FOR RECORDER'S USE

continued from other side

2. Restrictions as contained in plat dedication, to wit:

"Said plat being subject to the following restrictions: (1) 25 foot building set-back from all front lot lines and all side lot lines adjacent to a street, (2) 16 foot public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owners-risk, (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed. (4) All sanitary facilities subject to the approval of the County Sanitarian. (5) Lot 12 of Block 4 will be restricted for river access and recreational purposes; there will be no dwelling constructed thereon. (6) Vehicular access to Williamson River-Chiloquin Highway is hereby vacated on Lot 2 of Block 1 and Lots 5, 6, 7, 13, 14, 16, 17 and 18 of Block 5. (7) All easements, covenants and restrictions of record."

3. 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, page 367, Deed Records of Klamath County, Oregon, as to sub-surface 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, Klamath County, Oregon).

4. Declaration of Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 9, 1973 in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

This 5th day of August A.D. 19 81 at 1:14 o'clock P.M.

Duly recorded in Vol. 481 of Deeds on Page 13973

EVELYN BIENN, County Clerk  
By Berntha H. Hittich

Fee \$7.00

STATE OF OREGON  
County of Klamath  
I, Evelyn Bienn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the County Clerk of said County of Klamath, State of Oregon, this 5th day of August, 1981.

1850 - 1777

STATE OF OREGON  
County of Klamath  
I, Berntha H. Hittich, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the County Clerk of said County of Klamath, State of Oregon, this 5th day of August, 1981.

STATE OF OREGON  
County of Klamath  
I, Berntha H. Hittich, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the County Clerk of said County of Klamath, State of Oregon, this 5th day of August, 1981.