FORM No. 633 WARRANTY DEED. MTC 12549 Vol. M83 Page 11513 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967/SO 25927

KNOW ALL MEN BY THESE PRESENTS, That IRA A. WOLCHIN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALEXANDER B. PIPER and ANNA JANE S. PIPER, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 25, Block 8, Tract 1019, WINEMA PENINSULA, UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, HOWEVER, to the following:

1. Reservations, restrictions and easements as contained in Deed of Tribal Property dated February 25, 1959 and recorded February 27, 1959 in Volume 310, page 175, Deed Records of Klamath County, Oregon.
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in plat dedication.
3. Subject to 25 foot building setback from lot line as shown on dedicated plat.

(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; and that 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 dollars, is $8,250.00

①~~However, the actual consideration consists of or includes other property or value given or promised which is~~ part of the ~~consideration (indicate which).~~ the whole ①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 3 day of July, 1983.

Ira A. Wolchin

Ira A. Wolchin

STATE OF ~~OREGON~~ CALIFORNIA, County of Los Angeles) ss. July 3, 1983

Personally appeared the above named Ira A. Wolchin and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL) OFFICIAL SEAL ADRIENNE S. BROWN NOTARY PUBLIC-CALIFORNIA LOS ANGELES COUNTY My comm. expires SEP 27, 1985

Before me: Adrienne S. Brown

Notary Public for ~~Oregon~~ California

My commission expires

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Ira A. Wolchin

TO

Alexander B. Piper

Anna Jane S. Piper

AFTER RECORDING RETURN TO

AND SEND TAX STATEMENTS TO:

Alexander B. & Anna Jane S. Piper
117 16th St.
Pacific Grove, CA 93950

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

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 ..... Record of Deeds of said County.

Witness my hand and seal of County affixed.

..... Title

By ..... Deputy

No. 633

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(CONTINUED FROM REVERSE)

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April ___,1981
Recorded: June 1, 1981
Volume: M81, page 9754, Microfilm Records of Klamath County, Oregon
Amount: $4,318.00
Grantor: Ira A. Wolchin
Trustee: Mountain Title Company
Beneficiary: Winema Peninsula, Inc., an Oregon corporation

which grantee herein does not assume and agree to pay, and grantor further covenants to and with grantee that the said prior Trust Deed and note it secures shall be paid in full prior to or at the time the grantee's Trust Deed and note to grantor is fully paid.

STATE OF OREGON, }
County of Klamath }
Filed for record at request of

on this 20 day of July A.D. 19 83
at 10:29 o'clock A M, and duly
recorded in Vol. M83 of deeds
Page 11513
EVELYN BIEHN, County Clerk
By ____ Deputy

Fee 8.00