

44642

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE J. SANDOVAL, 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 3 and 13, 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 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 Volume 266 at page 367, as to subsurface rights, except as to water.

(continued on reverse side)

(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 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 \$ 10,000.00

~~THEODORE J. SANDOVAL, GRANTOR, 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:~~

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 1st day of July, 1978; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath)
October 6, 1978)

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

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

Notary Public for Oregon
My commission expires: 6-9-80

STATE OF OREGON, County of) ss.
1978)

Personally appeared)
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:

GERALD AND MARTHA E. WOLFF
P.O. BOX 331
CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

THEODORE J. SANDOVAL
3825 Raymert Drive
Las Vegas, Nevada 89121

GRANTEE'S NAME AND ADDRESS

After recording return to:

THEODORE J. SANDOVAL
3825 Raymert Drive
Las Vegas, Nev 89121

NAME, ADDRESS, Z.P.

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

THEODORE J. SANDOVAL
3825 Raymert Drive
Las Vegas, Nevada 89121

NAME, ADDRESS, Z.P.

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 1978, 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

(continued from other side)

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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

with the understanding that the restrictions and covenants may be removed or modified by the appropriate city or county planning department to conform with the applicable laws.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 4th day of January A.D. 19 85
at 11:23 o'clock A M, and at
the County Clerk's Office, Deeds
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EVELYN BEHN, County Clerk

By [Signature] Deputy

Fee 9.00