

MAR 5096

50386

WARRANTY DEED

Vol. M85 Page 9850

KNOW ALL MEN BY THESE PRESENTS, That **HENRY G. WOLFF,**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **Leonard A. Howell and Beverly L. Howell, 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 9 in Block 4, Tract No. 1065, IRISH BEND, Klamath County, Oregon
SUBJECT TO: Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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

1975-76 real estate taxes which are a lien but not yet payable

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **3,500.00**

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 **27** day of **August**, 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.

HENRY G. WOLFF

By: *Gerald C. Wolff*
 His attorney-in-fact

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of **Klamath** } ss.

On this the **27th** day of **August**, 19 **75**

Gerald C. Wolff personally appeared who, being duly sworn (or affirmed), did say that he is the attorney in fact for **Henry G. Wolff**

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Marlene T. Addington
 Notary Public for Oregon
 My commission expires

My Commission Expires: 3-21-77

Before me:

Marlene T. Addington
 (Signature)

Notary Public for the State of Oregon
 (Title of Officer)

GRANTOR'S NAME AND ADDRESS

Leonard A. Howell
Beverly L. Howell

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Leonard A. Howell
1809 McClellan Dr.
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Mr. and Mrs. Leonard A. Howell
1809 McClellan Dr.
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of **Klamath**)

Filed for record at request of

SPACE F

RECORD

on this **27th** day of **June**, A.D. 19 **85**
 at **10:54** o'clock **A** M, and duly
 recorded in Vol. **M85** of **Deeds**
 Page **9850**

EVELYN BIEHN, County Clerk

By *Ann Smith* Deputy

Fee **5.00**