

WMC 5120

55244

WARRANTY DEED

Vol. M85 Page 18213

KNOW ALL MEN BY THESE PRESENTS, That GERALD WOLFF, GERRY W. WOLFF, CATHY K. WOLFF as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DON D. SUTPHIN, GLORIA J. SUTPHIN, DANIEL L. SUTPHIN, DAVID C. SUTPHIN, as tenants in common, 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:

Lots 16 and 17 in Block 4 of Tract No. 1065, IRISH BEND, Klamath County, Oregon.

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 PacificPower & Light Company For A 20 foot wide right of way (said document doesn't give exact location)

2. 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-77 Page: 5588

(see reverse for continuation)

(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 \$ 14,000.00

However, the actual consideration consists of the value of the property transferred, which is \$ 14,000.00, and the value of the property transferred, which is \$ 14,000.00, and the value of the property transferred, which is \$ 14,000.00.

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 30th day of September, 1977; 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)

Gerald Wolff
Cathy K. Wolff
Gerry W. Wolff

STATE OF OREGON, } ss.
County of Klamath
September 30, 1977

STATE OF OREGON, County of Klamath, 1977

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 _____ 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.

Personally appeared the above named Gerald, Gerry W. & Cathy K. Wolff

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

Before me: *John B. Kalita*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 12-22-78

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GERALD, GERRY W. & CATHY K. WOLFF
P.O. BOX 331
CHILOQUIN, OR 97624
GRANTOR'S NAME AND ADDRESS

DON, GLORIA, DANIEL, & DAVID SUTPHIN
1809 Chinchalla Way
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
DON, GLORIA, DANIEL, DAVID SUTPHIN
1809 Chinchalla Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
DON, GLORIA, DANIEL, DAVID SUTPHIN
1809 Chinchalla Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 8th day of November, 1985, at 11:50 o'clock A.M., and recorded in book M85 on page 18213 or as file/reel number 55244, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *P. M. Smith* Deputy

Fee: \$5.00

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