

MY 5133

1-174

57950

WARRANTY DEED

Vol. M86 Page 2197

**KNOW ALL MEN BY THESE PRESENTS**, That **GERRY W. WOLFF and CATHY K. WOLFF**, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **ROXANNE FORSYTH**

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 13 in Block 3 of 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 In favor of Pacific Power & Light Co., a Maine Corporation For 20 foot wide power line easement (no exact location given)
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
3. 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

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

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 \$4,750.00

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 1st day of February, 1978; 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.

*Gerry W. Wolff*  
*Cathy K. Wolff*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of **Klamath** } ss.  
**February 6**, 1978

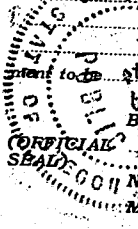
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named **Gerry W. Wolff and Cathy K. Wolff**

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

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, **Gerald B. Kalish**  
Notary Public for Oregon  
My commission expires: **12-22-78**

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

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

**ROXANNE FORSYTH**  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
**Roxanne Forsyth Arnot**  
2098 California Way  
Livermore, CA 94550  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
**Roxanne Forsyth Arnot**  
2098 California Way  
Livermore, CA 94550  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of **Klamath**

I certify that the within instrument was received for record on the 5th day of February, 1986, at 10:27 o'clock A.M., and recorded in book M86 on page 2197 or as file/reel number 57950, Record of Deeds of said county.

Witness my hand and seal of County affixed.

**Evelyn Biehn**, County Clerk  
Recording Officer  
By *Bernetha J. Ketchum* Deputy

Fee \$5.00

SPACE RESERVED FOR RECORDER'S USE