

TC

76986

WARRANTY DEED

Vol. M87 Page 12614



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 DONALD A. WOLF and JEAN M. WOLF, 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 8 in Block 3 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., a Maine Corporation
 For : A 20 foot wide right of way
 (no exact location)
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Irish Bend.
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

GERRY W. & CATHY K. WOLFF

P.O. BOX #331

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

DONALD A. & JEAN M. WOLF

1133 High Street

Auburn, CA 95603

GRANTEE'S NAME AND ADDRESS

After recording return to:

DONALD A. & JEAN M. WOLF

1133 High Street

Auburn, CA 95603

NAME, ADDRESS, ZIP

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

DONALD A. & JEAN M. WOLF

1133 High Street

Auburn, CA 95603

NAME, ADDRESS, ZIP

STATE OF OREGON

SS.

County of

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 _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By

Deputy.

12615

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

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 \$ 3500.00

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 15th day of December, 19 77; 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)

STATE OF OREGON,

County of Klamath

December 16, 19 77

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

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

Before me: *David B. Kalita*
 Notary Public for Oregon
 My commission expires: 11-22-78

STATE OF OREGON, County of

, 19

) ss.

Personally appeared

and

each for himself and not one for the other, did say that the former is the who, being duly sworn, president and that the latter is the secretary of

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:

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
 of July A.D. 19 87 at 9:09 o'clock A.M., and duly recorded in Vol. M87
 of Deeds on Page 12614

FEE \$14.00

Evelyn Biehn, County Clerk
 By *[Signature]*