

KNOW ALL MEN BY THESE PRESENTS, That DONALD A. WOLF and JEAN M. WOLF, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EDDIE W. LINCOLN and CLAIRE A. LINCOLN, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 8 Block 3, Tract No. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon. SUBJECT, however, to the following:

1. Restrictions as contained in plat dedication, to wit: "Said plat being subject to the following restrictions: (1) 25 foot building set-back from all front lot lines and all side lot lines adjacent to a street; (2) 16 foot public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owners risk; (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed. (4) All

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$ 5,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the subject of 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 21st day of SEPTEMBER, 1979; 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, ss. SEPTEMBER 21, 1979.

Personally appeared the above named Donald A. Wolf and Jean M. Wolf, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon My commission expires July 16, 1980

STATE OF OREGON, County of Klamath, ss. Personally appeared Donald A. Wolf and Jean M. Wolf, 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 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)

Donald & Jean Wolf 7450 Wonderland Blvd. Redding, Calif. 96001 GRANTOR'S NAME AND ADDRESS

Eddie & Claire Lincoln 4764 Westwood Ave. Fremont, Calif. 94536 GRANTEE'S NAME AND ADDRESS

After recording, return to: Eddie & Claire Lincoln 4764 Westwood Ave. Fremont, CA 94536 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Eddie & Claire Lincoln 4764 Westwood Ave. Fremont, CA 94536 NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the day of September, 1979, at 10 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.

By Recording Officer Deputy

12617

Continued from the front:

sanitary facilities subject to the approval of the County Sanitarian. (5) Lot 12 of Block 4 will be restricted for river access and recreational purposes; there will be no dwelling constructed thereon. (6) Vehicular access to Williamson River-Chiloquin Highway is hereby vacated on Lot 2 of Block 1 and Lots 5, 6, 7, 12, 14, 16, 17 and 18 of Block 5. (7) All easements, covenants and restrictions of record."

2. An easement created by instrument, including the terms and provisions thereof, Dated: September 20, 1965
Recorded: October 6, 1965
Volume: M65, page 2355 and 2457, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Co., a Maine corporation
For: A 20 foot wide right of way (No exact location given)

3. Reservations, including the terms and provisions thereof, in Deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286, page 367, Deed Records of Klamath County, Oregon, as to sub-surface rights except as to water. (AFFECTS Government Lots 22, 27, and 30 in Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon).

4. Declaration of Restrictions, but omitting restrictions, of any, based on race, color, religion or national origin imposed by instrument, including the terms and provisions thereof, recorded May 9, 1973 in Volume M73 page 5588, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day
of July A.D. 19 87 at 9:09 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 12616.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]