

83140

WARRANTY DEED

Vol. M88 Page 105

KNOW ALL MEN BY THESE PRESENTS, That GERALD WOLFF and MARTHA E. WOLFF, hereinafter called the grantor, for the consideration hereinafter stated, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM MUSELIN and KATHERINE E. MUSELIN, husband and wife, 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 5 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 Book: M-65 Page: 2355- & 2357 In favor of : Pacific Power & Light Co., 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. WOLFF & CATHY K. WOLFF  
P.O. BOX 331  
CHILOQUIN, OR 97624

WILLIAM AND KATHERINE MUSELIN  
151 Finley Street  
Auburn, CA 95603

After recording return to:

WILLIAM & KATHERINE E. MUSELIN  
151 Finley Street  
Auburn, CA 95603

NAME, ADDRESS, ZIP

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

WILLIAM & KATHERINE MUSELIN  
151 Finley Street  
Auburn, CA 95603

NAME, ADDRESS, ZIP

## STATE OF OREGON

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.

By \_\_\_\_\_ Recording Officer

Deed

VENDOR: CV 02203  
 TR: LUTTA 21667  
 MATTIA & KATHLEEN WOLFF  
 VENDOR: CV 02203  
 TR: LUTTA 21667  
 MATTIA & KATHLEEN WOLFF  
 VENDOR: CV 02203  
 TR: LUTTA 21667  
 MATTIA & KATHLEEN WOLFF  
 CHITONIN: 03 02203  
 B.O. BOX 237  
 CERRA H. MOORE & CYRIL K. MOORE

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COUNTY of CLATSOP  
 Record of Deeds of said County  
 in book \_\_\_\_\_ on page \_\_\_\_\_ of 627  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_ 1977  
 before me, \_\_\_\_\_ Notary Public for Oregon, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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 grantor will 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 15 day of December, 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)  
 Recorded  
 Date

Gerald Wolff  
 Martha E. Wolff

STATE OF OREGON, County of Klamath  
 December 19, 1977

STATE OF OREGON, County of Klamath ss:  
 Personally appeared \_\_\_\_\_, 19\_\_\_\_

I, \_\_\_\_\_, Notary Public for Oregon, do hereby certify that the foregoing instrument was duly executed by the person or persons named therein, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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.

Notary Public for Oregon  
 My commission expires: 9/14/81

Notary Public for Oregon  
 My commission expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
 Filed for record at request of Mountain Title Company the 5th day of January A.D., 19 88 at 9:24 o'clock A.M., and duly recorded in Vol. M88 of Deeds on Page 105  
 Evelyn Biehn, County Clerk  
 By \_\_\_\_\_  
 FEE \$15.00