FORM No. 703—WARRANTY DEED. Mac #515B. STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

TC 83141

WARRANTY DEED Vol. M88 Page 107

KNOW ALL MEN BY THESE PRESENTS, That GERALD WOLFF and MARTHA E. WOLFF, 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, 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 6 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 : 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

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GERALD & MARTHA E. WOLFF
P.O. BOX 331
CHILOQUIN, OR 97624
GRANTOR'S NAME AND ADDRESS

WILLIAM & KATHERINE E MUSELIN
151 Finley Street
Auburn, CA 95603
GRANTEE'S NAME AND ADDRESS

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 E. MUSELIN
151 Finley Street
Auburn, CA 95603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON
County of ..... } ss.
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.

Recording Officer
By ..... Deputy.

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 dollas, 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, *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.*

Gerald Wolff

Martha E. Wolff

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Lane) *ss.*

December, *19* 77

Personally appeared the above named Gerald Wolff and Martha E. Wolff

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/14/81

STATE OF OREGON, County of) *ss.*

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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.*

Before me:

(OFFICIAL SEAL)

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 107.

Evelyn Biehn, County Clerk

By Pam Smith

FEE $15.00