

86256

Vol. M88 Page 5746KNOW ALL MEN BY THESE PRESENTS, That GERRY W. WOLFF and CATHY K. WOLFFhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSS M. EPPERSON

ROSS M. EPPERSON, 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 22, 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 Co., a Maine Corporation  
 For : A 20 foot wide right of way (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 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

(If space insufficient, continue description on reverse side)  
 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 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 \$ 4800.00

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 22 day of May, 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.

(If executed by a corporation,  
 affix corporate seal)

Gerry W. Wolff  
Cathy K. Wolff

STATE OF OREGON, )  
 County of Klamath ) ss.  
May 26, 1978.

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:  
James B. Kalita  
 Notary Public for Oregon  
 My commission expires: 12-22-78

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

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 be-  
 half 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)

GERRY W. & CATHY K. WOLFF  
 P.O. BOX 331  
 CHILOQUIN, OR 97624

ROSS M. EPPERSON  
 P.O. BOX 795  
 CHILOQUIN, OR 97624

After recording return to:

ROSS M. EPPERSON  
 P.O. BOX 795  
 CHILOQUIN, OR 97624

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

ROSS M. EPPERSON  
 P.O. BOX 795  
 CHILOQUIN, OR 97624

STATE OF OREGON, ) ss.  
 County of Klamath

I certify that the within instrument was received for record on the  
15th day of April, 1988,  
 at 8:39 o'clock A.M., and recorded  
 in book M88 on page 5746 or as  
 file/reel number 86256,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
Bernetha Shewch, Deputy

Fee \$10.00

SPACE RESERVED  
 FOR  
 RECORDER'S USE