

90148

MTL-20051K

KNOW ALL MEN BY THESE PRESENTS, That  
 HAROLD M. CAYA and MARY L. CAYA, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 GARY A. WOLFE and VELDA J. WOLFE, husband and wife  
 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 7, WOODLAND PARK, according to the official plat thereof on file in the  
 office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3407-15EA-0800.

TOGETHER WITH: An undivided 1/8th interest in the following described land, 2 parcels  
 situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette  
 Meridian, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS  
 REFERENCE.

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations.  
 Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county  
 planning department to verify approved uses."

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 all  
 those of record 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 \$ 7,000.00

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 25th day of July, 1988;  
 of 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)

X *Harold M. Caya*  
 HAROLD M. CAYA  
 X *Mary L. Caya*  
 MARY L. CAYA  
 STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

STATE OF OREGON, \_\_\_\_\_ ) ss.  
 County of Klamath  
 July 25, 1988.

Personally appeared the above named  
 HAROLD M. CAYA and MARY L. CAYA

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

Before me:  
 (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires: 05/25/92

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: (OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires:

HAROLD M. CAYA and MARY L. CAYA  
 574 Sierra St.  
 Eugene, OR 97402  
 GRANTOR'S NAME AND ADDRESS

GARY A. WOLFE and VELDA J. WOLFE  
 9101 Glenridge Avenue  
 Westminster, CA 92683  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:  
 SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of \_\_\_\_\_  
 I certify that the within instru-  
 ment was received for record on the  
 \_\_\_\_\_, 19\_\_\_\_,  
 day of \_\_\_\_\_  
 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

By

Recording Officer  
 Deputy

## EXHIBIT "A"

## PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

## PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

Klamath County Tax Account #3407-15BB-0600 and #3407-15BA-2500.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day  
of Aug. A.D. 1988 at 3:07 o'clock P. M., and duly recorded in Vol. M88  
of Deeds on Page 12770  
Evelyn Biehn  
By Melinda Muehlendole County Clerk

FEE \$13.00