

9232

WARRANTY DEED

Vol. m89 Page 24474

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SANDRA S. MURRAY

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 15, Block 5, 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. Reservations, including the terms and provisions thereof, in deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Volume 286 at page 367, as to subsurface rights, except as to water.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Irish Bend.

(If executed by a corporation, 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 \$5,000.00.

However, the actual consideration paid for this transfer includes other property or value given or promised which is the whole consideration for this transfer. (If executed by a corporation, CONTINUE DESCRIPTION ON REVERSE SIDE.)

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, 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)

STATE OF OREGON,)
County of Klamath) ss.
July 25, 1978

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: 6-9-80

STATE OF OREGON, County of) ss.
1978

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)

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

SANDRA S. MURRAY
1514 Crow Ave
Visalia, CA 93277
GRANTEE'S NAME AND ADDRESS

After recording return to:

SANDRA S. MURRAY
21410 Main Drive
Woodlake, CA 93286
NAME, ADDRESS, ZIP

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

SANDRA S. MURRAY
21410 Main Drive
Woodlake, CA 93286
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
19th day of Dec., 1978, at 11:47 o'clock A.M., and recorded
in book M89 on page 24474 or as
file/reel number 9232.

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller, Deputy

Fee \$8.00

299 DEC 19 AM 11 47