

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH FALLS LAND COMPANY

a corporation duly organized and existing under the laws of the State of OREGON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DONALD A WENDT AND BETTY C WENDT Husband and Wife taking title as tenants by the entirety.

hereinafter called 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:

The East one Half of the South East one quarter of the South East one quarter of Section Thirteen, Township Thirty Five south, Range Ten East, Willamette Meridian.

OIL & MINERAL RESERVATIONS: The Grantor Reserves 50 per cent of all coal, oil, petroleum, minerals and other hydrocarbon substances lying below the surface of said land, but without any rights to the grantore, their heirs, executors, or assigns, to enter upon the surface of said land for the purpose of taking therefrom any such substances mentioned herein.

(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 in the amount of \$3500.00 dated August 28, 1963

and that 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

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this day of , 19

(SEAL)

KLAMATH FALLS LAND COMPANY

By President

By Secretary

California

STATE OF OREGON, County of Los Angeles) ss: 10 July, 1972
Personally appeared Gerald Chase and Gerald Granof

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 Klamath Falls Land Company, 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.

(OFFICIAL SEAL)



OFFICIAL SEAL
LADEAN LORE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN

NOTE—The sentence between the words "I, the Notary Public," and "My Commission Expires," is not applicable. My Commission Expires July 13, 1975.

before me: Ladean Lore

Notary Public for Oregon

My commission expires: 13 July 1975

could be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
CORPORATION

KLAMATH FALLS LAND COMPANY
280 S. Beverly Drive Beverly Hills
Calif. 90212

TO

Mr & Mrs Donald Wendt
1731 Acacia Lane
Fallbrook, Calif. 92028

AFTER RECORDING RETURN TO

Klamath Falls Land Company
280 S. Beverly Drive S402
Beverly Hills, Calif. 90212

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 28th day of AUGUST, 1972, at 12:17 o'clock P.M., and recorded in book M 72 on page 9639 or as filing fee number 67717, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Deputy

FEE \$2.00

AUG 23 12 17 PM 1972

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