

KNOW ALL MEN BY THESE PRESENTS, That Ludwig G. Woelfl and Edith M. Woelfl, husband and wife, 9311 Pacific Ave., Anaheim, Calif. 92804, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ruben G. Salas, single man, 22031 Balboa Circle, Huntington Beach, Calif. 92646 hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Township 36 South, Range 10 East, N.M.  
Section 23: South  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  (20 acres)

This conveyance is subject to: rights and reservations common to the area, and to ingress and egress of adjoining properties, reservations and restrictions of record, easements and rights of way of record, and those apparent on the land.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances

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 \$4,400.00  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 17<sup>th</sup> day of August, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

STATE OF ~~California~~ California } ss.  
County of Orange

3-17, 1970

Personally appeared the above named  
Ludwig G. Woelfl and Edith M. Woelfl  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
Notary Public for ~~California~~ California  
My commission expires:

My Commission Expires August 4, 1972  
NOTE: The sentence between the symbols of 1972 applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

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 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:  
Notary Public for Oregon  
My commission expires:

WARRANTY DEED  
(SURVIVORSHIP)

Ludwig G. Woelfl and

Edith M. Woelfl

TO  
Ruben G. Salas

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

No. \_\_\_\_\_

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

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the \_\_\_\_\_ day of August, 1973, at 2:47 o'clock p.m., and recorded in book M-73 on page 10137. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

Deputy.