

21388

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KNOW ALL MEN BY THESE PRESENTS, That HENRY WOLFF, an estate in fee

to grantor paid by VICTOR P. ALBERT and MURELLA R. ALBERT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated,

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:

That portion of the S 1/2, S 1/2, SE 1/4 in Section 25, Township 34 South, Range 8 East of the Willamette Meridian, lying West of the Sprague River, Klamath County, Oregon.

SUBJECT TO: An easement for a 30 foot irrigation ditch which shall not exceed 5 feet of water width.

FURTHER SUBJECT TO: Reservations, restrictions and/or rights-of-way of record and those apparent on the land.

(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 stated hereinabove,

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 \$18,000.00. 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. WITNESS grantor's hand this day of October, 1973.

Henry Wolff

STATE OF OREGON, County of Klamath, ss. HENRY WOLFF, October 15th, 1973. Personally appeared the above named

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)
JAMES W. WESLEY
Notary Public for Oregon
My commission expires

Before me: *James W. Wesley*
Notary Public for Oregon
My commission expires 1-20-76

WARRANTY DEED
HENRY WOLFF

TO
VICTOR P. & MARELLA R.
ALBERT

AFTER RECORDING RETURN TO

Marella R. Albert
607- Buscott
Klam Falls Ore
4 tapes

FEE \$ 3.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of NOVEMBER, 1976, at 3:54 o'clock P.M., and recorded in book M. 76 on page 17842 or as file number 21388, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *Flora D. Magill* Deputy Title