

KNOW ALL MEN BY THESE PRESENTS, That HENRY AND GERALD WOLFF RANCH, INC.,
an Oregon Corporation
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William M.
Dolinsky and Rita S. Dolinsky, husband and wife, hereinafter called the grantees, does
hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 16, Block 1, TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

See attached description marked Exhibit "A" and by this reference made a part hereof.

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$ 17,850.00.

the whole

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 1st day of October, 1977;;

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
September 30, 1977

Personally appeared the above named
Henry Wolff and Gerald Wolff

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

Before me: James B. Kalita
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 12-22-71

HENRY AND GERALD WOLFF RANCH, INC.
Henry Wolff
 Henry Wolff, President
Gerald Wolff
 Gerald Wolff, Secretary
 STATE OF OREGON, County of Clatsop) ss.
 19 77

Personally appeared Henry Wolff and
Gerald Wolff 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 Henry and

Gerald Wolff Ranch, Inc., 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.

Henry and Gerald Wolff Ranch, Inc
Star Route Box 77-A
Chiloquin, OR 97624

William and Rita Dolinsky
5833 Holmby Court
Cypress, CA 90630

After recording return to:

William and Rita Dolinsky
5833 Holmby Court
Cypress, CA 90630

NAME, ADDRESS, ZIP

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

William and Rita Dolinsky
5833 Holmby Court
Cypress, CA 90630

STATE OF OREGON, }
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19_____, 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.~~

By _____ Recording Officer
Deputy

EXHIBIT "A"

Lot 16 Block 1 of TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The rights of the public in and to any portion of the herein described premises lying within the limits of existing roads.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
3. Recitals as contained in Land Status Reports recorded December 15, 1958 in Volume 307, page 481, Deed Records of Klamath County, Oregon, recorded January 18, 1959 in Volume 308, page 529, Deed Records of Klamath County, Oregon, and recorded January 19, 1959, in Volume 308, page 699, Deed Records of Klamath County, Oregon, to wit: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513.)"
4. Right-of-way for pole and wire lines and other facilities for the transmission and distribution of electricity and incidentals, 15 feet wide, as conveyed to The California Oregon Power Company by deeds recorded November 9, 1961 in Volume 333, page 561, Deed Records of Klamath County, Oregon, and in Volume 333, page 563, Deed Records of Klamath County, Oregon. (General Location)
5. Recital in the deed from the United States of America recorded April 23, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon, to wit: "Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record."
6. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 1, 1976 in Volume M76, page 10037, Microfilm Records of Klamath County, Oregon, as follows: "(1) Reserving to Henry Wolff, Gerald Wolff, Gerry Warren Wolff and Eric Wolff, hunting and fishing rights on the above described real property; (2) Reserving a right of ingress and egress upon and across the above described property for the purposes of keeping and maintaining the irrigation ditches located on said real property, and construction of same. (3) Reserving to Henry & Gerald Wolff Ranch, Inc., one-half of all mineral rights located on said property."
7. Reservations as contained in plat dedication, to wit: (1) A non-exclusive public easement, for ingress and egress, as shown on the annexed map; (2) All residences built must conform to flood plain requirements as shown by the apparent high water line on the annexed map; (3) A 75 foot building setback line along side lot lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of OCTOBER A.D., 19 77 at 2:58 o'clock P.M., and duly recorded in Vol M77 of DEEDS on Page 18760.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By [Signature] Deputy