

KNOW ALL MEN BY THESE PRESENTS, That HENRY & GERALD WOLFF RANCH, INC.

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 JACK L. MALEY and GLADYS M. MALEY, husband and wife, and THOMAS C. ECKLEY and VERA L. ECKLEY, husband and wife,

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:

Lot 18 of TRACT NC. 1118, Section 36 and the SW $\frac{1}{4}$  of Section 25, Township 34 South, Range 8 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk.

\*Each married couple shall take title not as tenants in common with the other married couple but with the right of survivorship.

SUBJECT, however, to the following:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty

(Description continued on reverse)

(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 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 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 \$ 20,590.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,590.00~~

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 15th day of August, 1976

(SEAL)

By *Henry G. Wolff* President

By *Gerald C. Wolff* Secretary

STATE OF OREGON, County of Klamath  
Personally appeared Henry G. Wolff

) ss: August 25, 1976  
and Gerald C. 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.

(OFFICIAL SEAL)

Before me: *James B. Kellie*  
Notary Public for Oregon  
My commission expires: 12-22-78

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO

Jack and Gladys Maley  
Box 705  
Rifle, COLO. 81650

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

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1976

at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

No.

may be levied if notice of disqualification is not timely given.

2. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads.
3. 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.
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 deed recorded November 9, 1961 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. Reservation of all subsurface rights, except water in trust, for the heirs of Mollie Weeks, deceased Klamath Allottee No. 618, as reserved in the deed from the United States of America recorded April 2, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon.
7. 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, as follows:  
"(1) Reserving to Henry Wolff, Gerald Wolff, Jerry 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 purpose 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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded at request of MOUNTAIN TITLE CO

the 24th day of AUGUST A.D. 1978 10:19

uly recorded in Vol. M 78, of DEEDS 18804

Wm D. MILNE, County Clerk

FEE \$ 0.00

By