

KNOW ALL MEN BY THESE PRESENTS, That HENRY G. WOLFF, also known as HENRY WOLFF

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE A. PONDELLA, JR.,

, hereinafter called the grantee, 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:

Government Lots 1 and 2, S 1/2 NE 1/4, N 1/2 SE 1/4 of Section 2, Township 35 South, Range 8 E.W.M.

Government Lots 3 and 4, EXCEPT the East 10 acres of Lot 4, Section 1, Township 35 South, Range 8 E.W.M.

SUBJECT TO: 1972-73 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; the within described premises were specifically assessed as farm use. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment; rights of the public in and to that portion of the above property lying within the limits of Sprague River Highway; Mortgage, including the terms and provisions thereof, dated March 1, 1966, recorded March 21, 1966 in Book M-66 at page 2421, Microfilm Records, given to secure the payment of \$120,000.00, with interest thereon and such future advances as may be provided therein, executed by Henry G. Wolff and Dorothy L. Wolff, husband and wife, Gerald C. Wolff, a married man, and Darlene F. Wolff, wife of Gerald C. Wolff, and Jack Wolff, also known as J.W. Wolff, a single man, to The Federal Land Bank of Spokane, a corporation; by an instrument dated December 28, 1966, recorded January 3, 1967, in M-67 at page 27, the above mortgage was subordinated to the interest of the United States of America as recorded in M-66 at page 8505 on August 23, 1966, which said Mortgage GRANTOR agrees to pay according to the terms and tenor thereof, and hold Grantee harmless therefrom; an easement created by instrument, including the terms and provisions thereof, dated August 22, 1966, recorded August 23, 1966 in Book M-66 at page 8505, Microfilm Records, in favor of United States of America for roadway over Lot 4, Section 1, Township 35 South, Range 8 E.W.M.; *NP Has* Diatomaceous Earth, Reserving unto Grantor an undivided one-half interest in and to all oil, gas and mineral rights in connection with the above described real property

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 above set forth

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 \$ 50,000.00.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal of office, at the City of Medford, Oregon, this 31st day of August, 1972.

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

WITNESS grantor's hand this 31st day of August, 1972.

Henry G. Wolff

COUNTY OF KLAMATH

CLERK OF COUNTY

STATE OF OREGON,

23663

County of Klamath

ss.

BE IT REMEMBERED, That on this 12th day of September, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HENRY G. WOLFF, aka HENRY WOLFF

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Shelley D. Golchauer

Notary Public for Oregon.

My Commission expires 11/25/72

Until further instructions
send tax statements to:

George A. Pondella
PO Box 286
Chiloquin, OR 97624

WARRANTY DEED

(FORM No. 703)

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

George A. Pondella, Jr.
PO Box 286
Chiloquin, OR 97624

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 20th day of October, 1978, at 3:43 o'clock P.M., and recorded in book 178 on page 23662. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By Deed of Gift Deputy.

AFTER RECORDING RETURN TO
Fee \$6.00

TH