

69701

WARRANTY DEED

Vol. 179 Page 15197



KNOW ALL MEN BY THESE PRESENTS, That

HENRY & GERALD WOLFF RANCH, INC., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES J. GLESSNER and BEVERLY L. GLESSNER, husband and wife, 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:

The N 1/2 N 1/2 NE 1/4 Section 36, Township 34 South, Range 8, E.W.M., lying Westerly of the Sprague River, Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; the rights of the public in and to that portion of the above property lying within the limits of roads and highways; rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River and the ownership of the State of Oregon in that portion lying below the high water mark thereof. AND ALSO

SUBJECT TO: 50% of the mineral rights reserved unto HENRY & GERALD WOLFF RANCH, INC., on the above described property; and further subject to an easement granted to Henry & Gerald Wolff Ranch, Inc., of ingress and egress for the purpose of maintenance on the irrigation ditch leading northerly across the above described property.

(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 hereinabove set forth,

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 \$ 23,000

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If no other property or value is given or promised, delete this sentence and the words "However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration" should be deleted. See O.R.S. 91.030.)

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 22nd day of July, 1975; 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 _____,

19 _____,

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath August 28, 1975) ss.

Personally appeared ~~Henry & Gerald Wolff~~ and Gerald C. Wolff who, being duly sworn, each for himself and not one for the other, did say ~~that the foregoing instrument is the corporate seal of Henry & Gerald Wolff Ranch, Inc.~~ and that the latter is the secretary of _____

Henry & 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.

Before me:

Notary Public for Oregon

My commission expires: March 21, 1977

(OFFICIAL SEAL)

Henry & Gerald Wolff Ranch, Inc.
Star Route, Box 77A
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

James J. and Beverly L. Glessner
Box 25 B
Summerville, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:
James J. and Beverly L. Glessner
Box 25 B
Summerville, Oregon

NAME, ADDRESS, ZIP

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

James J. and Beverly Glessner
Box 25 B

Summerville, Oregon

NAME, ADDRESS, ZIP

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

SPACE RESERVED
FOR
RECORDER'S USE

15198

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 28th day of August, 1975 personally appeared
GERALD C. WOLFF

who, being duly sworn (or affirmed), did say that he is the attorney in fact for HENRY G. WOLFF
and
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.

Marlene T. (Official Seal)
Notary Public for Oregon
My commission expires

Before me:

Notary Public (Signature) for State of Oregon

My Commission Expires: March 21, 1977
(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of
June A.D., 1979 at 4:04 o'clock P M., and duly recorded in Vol M79
of Deeds on Page 15197.

FEE \$6.00

WM. D. MILNE, County Clerk

By Berntha Deputy