

7-1-74.

95405

## WARRANTY DEED

Vol. 70 Page 10637

KNOW ALL MEN BY THESE PRESENTS, That

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY J. HALLMAN and VICKY V. HALLMAN, 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 S 1/2 SW 1/4 NE 1/4, and that portion of the S 1/2 SE 1/4 NE 1/4 lying West of Sprague River in Section 36, Township 34 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; 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; All subsurface rights excepting water reserved in trust for Mollie Weeks, deceased, Klamath Allottee No. 618, recorded July 22, 1959, in Deed Book 314, page 320, (covers S 1/2 NE 1/4 of Section 36, Twp. 34 S, R. 8, EWM;) and the reservation reserved herein by Grantor of 50% of the mineral rights in the property for itself, its heirs, successors and assigns.

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 herein set forth, and except for the reservation of Grantor for the right of ingress and egress across the South line of the said property for the purpose of maintaining the dike and pump on said property South line 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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030-)

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 16th day of September, 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.

Henry Wolff

By

His Attorney-in-Fact

(If executed by a corporation, affix corporate seal)

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

STATE OF OREGON,

County of Klamath

ss.

On this the 20th day of October, 1975 personally appeared Gerald/Wolff

who, being duly sworn (or affirmed), did say that he is the attorney in fact for Henry Wolff, President of Henry & Gerald Wolff Ranch, Inc., and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Helen D. Gochner  
Notary for the State of Oregon  
My Commission Expires: 11/25/76

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

HARRY J. & VICKY V. HALLMAN  
407 W. Center Street  
Covina, CA 91722

GRANTEE'S NAME AND ADDRESS

After recording return to:  
HARRY & VICKY HALLMAN  
407 W. Center Street  
Covina, CA 91722

NAME, ADDRESS, ZIP

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

HARRY J. & VICKY HALLMAN  
407 W. Center Street  
Covina, CA 91722

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

County of

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.

Recording Officer

By

Deputy

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STATE OF OREGON,

County of Klamath } ss.  
before me appeared Gerald C. Wolff

On this 20th day of October, 19 75,  
and  
both to me personally known, who being

duly sworn, did say that he, the said  
is the President, and he, the said Gerald C. Wolff  
is the Secretary of Henry & Gerald Wolff Ranch, Inc.  
the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Gerald C. Wolff  
acknowledged said instrument to be the free act and deed of said Corporation.

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

Helen D. Bolcher

Notary Public for Oregon.

My commission expires 11/25/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on~~

this 10th day of June A. D. 19 80 at 3:02 clock P. M., and

fully recorded in Vol. M80, of Deeds on Page 10637

Wm D. MILNE, County Clerk

By Bernetta J. Bolcher

Fee \$7.00