

1967

14900

MTC 1396

Volume Page 1104

KNOW ALL MEN BY THESE PRESENTS, That HENRY &amp; 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 JAMES R. FRITH and ALICE M. FRITH, 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 5, Block 1 of Tract 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

See attached Exhibit "A" for continuation of legal description and by this reference incorporated herein;

(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 \$17,000.00

~~THE ABOVE GRANTED PREMISES ARE HEREBY GRANTED TO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, 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.~~

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 6TH day of JULY, 1977.

(SEAL)

HENRY &amp; GERALD WOLFF RANCH, INC.

By *Henry G. Wolff* PresidentBy *Gerald Wolff* Secretary

STATE OF OREGON, County of Klamath ) ss: July 6, 1977

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 & 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:

Notary Public for Oregon

My commission expires: July 16, 1980

NOTE—The sentence between the symbols Ⓢ, 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

James R. & Alice M. Frith  
Star Rt 2  
Chiloquon, OR  
97624

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

## STATE OF OREGON

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 filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

1. The rights of the public in and to any portion of the herein described premises lying within the limits of existing roads.
2. 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 pipe lines 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.  
(Dept. Instr., January 13, 1916, 44 L.D. 513.)"
3. 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)
4. 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."
5. 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 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."
6. A 60 foot easement over the Easterly portion of lot for road purposes, as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

1:32

this 24 day of August A.D. 1982 at        o'clock P M andduly recorded in Vol. M82, of Deeds on Page 11041

Fee \$8.00

EV. LYN BIEHN, County Clerk

By Joyce McArthur