

TA-38-2592-17480

18:09

KNOW ALL MEN BY THESE PRESENTS, That HENRY AND 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 GARY HOOK and JOHN O'HEARN, each a single man

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 14, Block 1, TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

See attached description marked Exhibit "A" and by this reference made a part hereof.

(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 \$ 17,550.00. 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 11 day of August, 19 77.

HENRY AND GERALD WOLFF RANCH, INC.

By Henry G. Wolff President

By Gerald Wolff Secretary

Aug 11, 19 77

STATE OF OREGON, County of Klamath ) ss:  
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 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.

Before me:

Garry Wolff  
Notary Public for Oregon

My commission expires: 6-9-80

(OFFICIAL SEAL)

NOTARY PUBLIC  
STATE OF OREGON

WARRANTY DEED  
CORPORATION

TO

AFTER RECORDING RETURN TO

No.

(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 11 o'clock A.M., and recorded in book 11 on page 11, or as filing fee number 11, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

Lot 14, Block 1, TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to, however, the following:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads.
2. 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.
3. 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 States. (Dept. Instr., January 13, 1916, 44 L. D. 513)"
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 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)
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. 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 real 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."
7. Reservations as contained in plat dedication, to wit:  
 (1) A non-exclusive public easement, for ingress and egress, as shown on the annexed map; (2) All residences built must conform to flood plain requirements as shown by the apparent high water line on the annexed map;  
 (3) A 75 foot building setback line along side lot lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 3:36  
 this 9 day of Dec. A.D. 19 82 at 3:36 o'clock PM., and  
 duly recorded in Vol. M82 of Deeds on file 17480  
 Fee \$8.00  
 By EVELYN BIEHN, County Clerk  
Joyce McChase