

18970

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Henry and Gerald Wolff Ranch, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Southtowne Business Services

, 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:

Lot 13 of Block 1, TRACT 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 17,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of December, 1982; 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 and Gerald Wolff Ranch, Inc.

(If executed by a corporation, affix corporate seal)

By: Henry and Gerald Wolff Ranch, Inc.

STATE OF OREGON, County of Klamath ss.
December 30th, 1982

County of Klamath } ss.
December 30th, 1982

Personally appeared the above named

Personally appeared Gerald Wolff and for himself and as power of attorney for Henry Wolff, each for himself and not one for the other, did say that the former is the attorney for Henry Wolff, president and that the latter is the secretary of

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Before me:
Cathy H. Wayz
Notary Public for Oregon

My commission expires: 6-9-84

(OFFICIAL SEAL)

STATE OF OREGON, ss.
County of

I certify that the within instrument was received for record on the day of 1982, 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
Deputy

By

After recording return to:

Southtowne Business Services
2795 Anderson
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

SUBJECT TO:

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1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations as contained in Deed to Restricted Indian Land, recorded in Volume 279, page 104, Deed Records of Klamath County, Oregon, as follows:
"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."
(Affects SE $\frac{1}{4}$ of Section 1, Township 35 South, Range 8 East of the Willamette Meridian)
3. Reservations as contained in Deed recorded in Volume 300, page 546, Records of Klamath County, Oregon, as follows:
"Subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines or any other rights of way of record."
(Affects SE $\frac{1}{4}$ of Section 1, Township 35 South, Range 8 East of the Willamette Meridian)
4. Conditions and restrictions as contained in plat dedication, to wit:
"Subject to the building setbacks, flood plain requirements and other regulations presently in effect, also subject to all easements and rights of way of record or apparent and additional restrictions as provided in any recorded protective covenants."
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 April 27, 1979 in Volume M79, page 9585, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 4th day of January A.D. 19 83 at 2:27 o'clock A.M., and
only recorded in Vol. M83, of Deeds on page 85.

By *Benita Helich* County Clerk

Fee \$8.00