

KNOW ALL MEN BY THESE PRESENTS, That HENRY AND GERALD WOLFF RANCH, INC.

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 ORERANCHES, INC.

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, Oregon, described as follows, to-wit:

Lot 3 in Block 1, Tract 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion described as follows:

Beginning at the Southeast corner of Lot 3; thence North $50^{\circ}06'19''$ West, 706.16 feet to the Southwest corner of Lot 6 of said Block 1; thence East 897.43 feet to the Northeast corner of said Lot 3; thence South 453.37 feet to the point of beginning.

Subject, however, to the following:

1. The rights of the public in and to any portion of the herein described premises lying within the limits of existing roads.

(for continuation of this description, see reverse side)
(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 forever, 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.

granted premises and every part and parcel thereof and that grantor will warrant and forever defend the above except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$16,065.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$16,065.00.

part of the consideration consists of or includes other property or value given or promised by the transferor to the transferee.

In consideration (indicate whether) _____

Done by order of the grantor's board of directors, with its corporate seal affixed
this 8th day of June, 1977.

(SEAL)

By Charles J. Woff President
By Ronald Waff Secretary

By Ronald W. Wall Secretary

STATE OF OREGON, County of Klamath
Personally appeared Henry Wolff) ss:
who, being duly sworn, each for himself and not one for the other) and Gerald Wolff, 1977

..... 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 acknowl-
edged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: Walter L. Day
Notary Public for Oregon
My commission expires: 6-9-80

My commission expires: 6-9-80

NOTE—The sentence between the symbols ①, 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

Oreranches, Inc.
P.O. Box 361
Chiloquin, OR 97624

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

STATE OF OREGON

County of _____ 1 } 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 filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of
County affixed,

By _____ Title _____
Deputy _____

(description continued)

5007

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, 44L. 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 and Gerald Wolff Ranch, Inc., one-half of all mineral rights located on said property."
7. An Easement, including the terms and provisions thereof, created by instrument recorded March 28, 1977 in Volume M77, page 5087, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record

On 5th day of April 1983 at 8:37 A.M.
Filed for record in Volume M83 of Deeds on 5006

By ELLYN B. ENN, County Clerk

Fee \$8.00