

KNOW ALL MEN BY THESE PRESENTS, That

Henry and Gerald Wolff Ranch, Inc. as to an undivided  $\frac{1}{4}$  interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Gienger Enterprises, Inc.

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 SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; the E $\frac{1}{2}$  of the SE $\frac{1}{4}$ ; the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 4, Township 35 South, Range 8 East of the Willamette Meridian Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(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.

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 \$ 35,000.00

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 11 day of July, 1985, 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.

BY: Gerald Wolff Sec.  
Gerry W. Wolff Vice Pres.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_

STATE OF OREGON, County of Klamath July 11, 1985 ss.

Personally appeared Gerald Wolff and

who, being duly sworn,

Personally appeared the above named, each for himself and not one for the other, did say that the former is the Gerry W. Wolff

secretary and that the latter is the Vice President.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: 7/13/85

(OFFICIAL SEAL)

Henry and Gerald Wolff Ranch, Inc.

GRANTOR'S NAME AND ADDRESS

Gienger Enterprises

P.O. Box 384

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ 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 file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

## SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, due and payable.  
 Amount: \$301.63 plus interest Account No.: 3508-0000-1600-OU2  
 Key No.: 251239 (Lavena Lalo Smith interest)

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. Reservations, restrictions and easements as contained in patent to Julia Moby Lalo recorded December 15, 1958 in Volume 307 at page 511, Deed Records of Klamath County, Oregon, to wit:  
 "and there is reserved from the lands hereby allotted a right of way thereon for ditches or canals constructed by the authority of the United States."

4. Subject to reservations, restrictions and easements as contained in Land Status Report recorded December 15, 1958 in Volume 307 at page 513, 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 right-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).

5. An easement created by instrument, including the terms and provisions thereof,  
 Dated: July 14, 1984

Recorded: October 17, 1984

Volume: M84, page 17828, Microfilm Records of Klamath County, Oregon

In favor of: Telephone Utilities of Eastern Oregon, Inc.  
 For: Underground telephone utilities

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 11th day of July A.D. 19 85 at 3:52 o'clock P M., and  
 duly recorded in Vol. M85, of Deeds on Page 10790.

By Evelyn Biehn, County Clerk

Fee \$9.00