

1967

76569

MYC # 1438

Vol. M87 Page 11827

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 CHARLES "S" SNYDER and JOSEPHINE L. SNYDER, 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:

See attached Exhibit "A" for 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 \$ 14,980.00

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 13th day of June, 1977.

(SEAL)

By Henry Wolff, President  
By Gerald Wolff, Secretary

STATE OF OREGON, County of Klamath ) ss: June 13, 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 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: Cathy Wolff  
Notary Public for Oregon  
My commission expires: 6-9-80

NOTE: The language 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

Josephine L. Snyder  
P.O. Box 1094  
Lake Havasu City, AZ  
86403

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

## STATE OF OREGON

County of } ss.

I certify that the within instru-  
ment was received for record on the  
day of , 19 ,  
at o'clock M., and recorded  
in book on page or as  
filing fee number, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

Title  
By Deputy

No.

"EXHIBIT A"

11828

Lot 8, Block 1, of Tract 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. The rights of the public in and to any portion of the premises herein described 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 States. (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, and in Volume 333, page 563, all 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."
8. 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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company  
of July A.D. 1987 at 8:52 o'clock A M. and duly recorded in Vol. M87  
of Deeds on Page 11827  
FEE \$14.00  
By Evelyn Biehn, County Clerk  
