

1-1-74

80336

WARRANTY DEED

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18451KNOW ALL MEN BY THESE PRESENTS, That **WOLFF RANCH INC.**, an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **A. GILBERT EFFERTZ** and **PHYLLIS J. EFFERTZ**, husband and wife as tenants by the entirety, 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:

OREGON SHORES

Lot 32, Block 21, Tract 1113, OREGON SHORES UNIT 2,
in the County of Klamath, State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

(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 new purchase money 1st Deed of Trust in the amount of \$13,000.00 and new purchase money 2nd Deed of Trust in the amount of \$3,000.00.

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 \$ 18,000.00.

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 16th day of September, 1987; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

ss.

, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

WOLFF RANCH INC.

BY: Henry G. WolffSTATE OF OREGON, County of **Klamath**

September 24, 1987

Personally appeared Gerry W. Wolff

-and

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 **Wolff Ranch Inc.** FOR HIMSELF AND AS POWER OF ATTN. for **Henry G. Wolff**, President, 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:

Notary Public for Oregon

My commission expires: 7/13/89

(OFFICIAL SEAL)

STATE OF OREGON,

County of **Klamath** ss.

I certify that the within instrument was received for record on the 9th day of October, 1987, at 3:18 o'clock PM., and recorded in book/reel/volume No. M87 on page 18451 or as document/fee/file/instrument/microfilm No. 80336, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

WOLFF RANCH INC.,

GRANTOR'S NAME AND ADDRESS

EFFERTZ

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. A. Gilbert Effertz

24431 Lyons Avenue

Newhall, Ca. 91321

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00