No. 633-WARRANTY DEED [Individual or Corporate]:	WARRANTY DIED	V 10-11-	M88 Page 6749	
30818	T TITTA	By and GERALD WG	LFF RANCH, INC.	
KNOW ALL MEN BY THESE PRES	SENTS, I nat	. 1 to territor naid	by BRUCE E. RIPLEY	lled
tantor for the consider	ration hereillarter 3.		* COSSOTS	and
grantee, does hereby grant, bargain, sell igns, that certain real property, with the te	and convey unto	he said grantee and	grantee's Hells, susselling or ces thereunto belonging or	ap-
grantee, does hereby grant, bargain, sell igns, that certain real property, with the tetaining, situated in the County of Kla	enements, hereditam	ents and appurienality State of Oregon, desc	ribed as follows, to-wit:	
igns, that certain real property, Klai	matn and		on file in the office	of
	TO 1,110 01	l plat thereon		
Lot 13 of TRACT 1118, according the County Clerk of Klamath County	inty, Oregon.			
SUBJECT, however, to the follow	n and to that P	ortion of the pr	emises nersin dossis	
The rights of the public in	sting roads.	n and The	sember 15, 1958, in Vo	olume
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2. Recitals as contained in I 307, page 481, Deed Records of Volume 308, page 529, Deed Rec Volume 308, page 699,	Klamath Count	County, Oregon	, and recorded Januar	J/
307. page 757, peed Rec	cords of Ridge	e Klamath County	Oregon, or muhlic	
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roads and highways, for pub	dic utilities,	ion, see reverse	side)	r.
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				as
And said grantor hereby covenant	f the above granted	premises, free from a nd those apparer	at upon the land, if a	uiy,
grantor is lawfully seized in the date	of this deed a	nd onon 11		and that
as of the daw		and part and pa	tcel thereof and	11
grantor will warrant and forever defend and demands of all persons whomsoeve The true and actual considerati	the said premises a	ning under the above	described encumbrances.	
and demands of the	on paid for this tre	insfer, stated in terms	K XXXIXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	ps 93.030.)
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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, Deed Records of Klamath County, Oregon, and in Volume 333, page 563, Deed Records of Klamath County, Oregon. (Ceneral Location)
- 4. 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,
- "(1) Reserving to Henry Wolff, Gerald Wolff, Gerry Warren Wolff and Eric Wolff, hunting and fishing rights on the above described property; (2) Reserving a right of ingress and egress upon and across the above described property for the purpose of keeping and maintaining the irrigation ditches located on said real property, and construction of the same. (3) Reserving to Henry and Gerald Wolff Ranch, Inc. one-half of all mineral rights located on said property."

STATE	OF OREGON: COUNTY OF KLAMATH: ss.	
Filed for	or record at request of Mountain Title Co.	
of Apri	0.10. 1980	
	Deeds M., and duly recorded in Vol.	day
FEE	\$15.00 on Page 6749	
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