

89493

WARRANTY DEED

MTC-20016K

KNOW ALL MEN BY THESE PRESENTS, That WOLFF RANCH, INC., an assumed business name of Henry and Gerald Wolff Ranch, Inc., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. HORTON, 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:

Government Lot 2 and the NW 1/4 NE 1/4 of Section 22, Township 31 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Tax Account #3108-0000-4400.

'88 JUL 21 AM 8:43



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws 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."

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 all those of record and those apparent upon the land, if any, as of the date of this deed

grantor 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 \$ 13,000.00

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 20th day of July, 1988; 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.

***and other valuable consideration

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.

County of _____, 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: Gerry W. Wolff Pres.

GERRY W. WOLFF, PRESIDENT

by: Cathy Wolff Sec

CATHY WOLFF, SECRETARY

STATE OF OREGON, County of Klamath) ss.
July 20, 1988

Personally appeared GERRY W. WOLFF and CATHY WOLFF

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.

HENRY & GERALD WOLFF RANCH, INC. dba/ WOLFF RANCH, INC.

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: Christi L. Redd

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/91

WOLFF RANCH, INC.

MC 30 Box 77-A
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

JOHN C. HORTON

225 South Shore Lane
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of July, 1988, at 8:43 o'clock A.M., and recorded in book M88 on page 11560 or as file/reel number 89493

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Pauline Mullendor Deputy

Fee \$8.00