

MOUNTAIN TITLE COMPANY

94704

MTG-20706 K

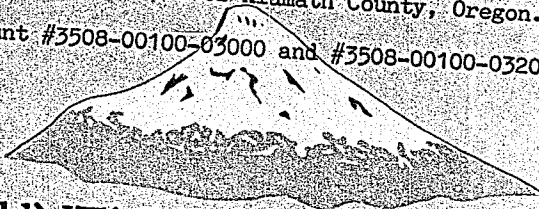
WARRANTY DEED

Vol. m88 Page 20867

KNOW ALL MEN BY THESE PRESENTS, That HENRY G. and GERALD WOLFF RANCH, INC., an Oregon corporation aka WOLFF RANCH, INC., an assumed business name hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN J. POINTON and CYNTHIA K. POINTON, husband and wife 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:

Lots 2 and 17 in Block 2 of Tract 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3508-00100-03000 and #3508-00100-03200.



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"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 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 \$ 26,000.00.

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 22nd day of November, 1988, in 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
HC 30 BOX 882
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS
DAN J. POINTON and CYNTHIA K. POINTON
9333 Darren Circle
Glen Avon, CA 92509
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

by: *Gerry W. Wolff* Pres.
GERY W. WOLFF, PRESIDENT

by: *Cathy Wolff* Sec.
CATHY WOLFF, SECRETARY

STATE OF OREGON, County of Klamath
November 22, 1988) ss.

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. aka 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: *Justin L. Redd*
Notary Public for Oregon

My commission expires: 11/16/91

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of Dec., 1988, at 2:34 o'clock P.M., and recorded in book M88, on page 20867, or as file/reel number 94704.

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

Evelyn Biehn, County Clerk
Recording Officer
B. Pauline Mullender Deputy

Fee \$8.00

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