WALBANTY DEED

WARRANTY DIED\_TEMANTS BY ENTIRETY VOL m89

INLISHING CO.

Page 12536

PORTLAND, CR. 9720

KNOW ALL MEN BY THESE PRESENTS, That HENRY & GERALD WOLFF RANCH, INC.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT\_LOPEZ and DIANA IOPEZ hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their essigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of ......Klamath ......, State of Oregon, described as follows, to-wit:

Lot 9, Block 1, Tract No. 1118

SUBJECT, however, to the following:

See attached description marked Exhibit "A" and by this reference made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 and that 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 \$.20,000.00.  $^{0}$  However, where we have a considered on a construction of the construction of t the whole acconsiderations (indicates a birt) Ruceasesses recessores a recessores a recessor (indicates birt) Ruceasesses recessores a recessor (indicates birt) (Ruceases) recessores a recessore (indicates birt) (Ruceases) recessores (Ruceases) rece 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 15th day of June 19.78 ;

authorized thereto by if a corporate grantor, it has caused its name to be signed and sent affixed by its officers order of its board of directors.

f executed by a corporation,

STATE OF OREGON,	) ) s
County of	5

ersonally appeared the above named...

. 19.

......and acknowledged the foregoing instru-ment to be .....

Before me:

(OFFICIAL ... SEAL

Notary Public for Oregon My commision expires .

fore m Notary Public for Oregon My commission expires: 6 - 9 - 80

STATE OF OREGON, County of.

LUL 22

GERALD WOLFF

\_\_, 19.78

each for himself and not one for the other, did say that the former is the

who, being duly sworn,

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president and that the latter is the 9

ecretary of

Personally appeared HENRY WOLFF

HENRY & GERAID WOLFF RANCH, INC. >

HENRY & GERALD WOLFF RANCH, INC. ST RT BOX 77-A CHILOQUIN, OR 97624 GRANTOR'S NAME AND ADDRESS ROBERT & DIANA LOPEZ		STATE OF OREGON, County of			
P.O. Box 786 Chiloquin, OR 97624 GRANTEL'S NAME AND A DORIGES	SPACE RESERVED	at o'clock M., and records in book on page or a			
After recerding return to: ROBERT & DIANA LOPEZ P.O, Box 786 Chiloquin, OR 97624 NAME. ADDRESS. 21P	FOR RECORDER'S USE	file/roel number Record of Deeds of said county. Witness my hand and seal of County affixed.			
Until a change is requested all tax statements shall be set to the following a ROBERT & DIANA LOPEZ P.O. Box 786 Chiloquin, OR 97624 NAME, ADDRESS, JP		Recording Officer ByDeputy			

EXHIBIT "A"

1253'

Lot 9, Block 1, Truct No. 1118, in the County of Klamath, State of Oregon. SUBJECT, however, to the following:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.

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. An easement	crea	ited by instrument,	includir	ig the	terms and	i provi	sions
thereof,		•		Ŭ		1	
Recorded	:	November 9, 1961	Book:	333	Page:	561	
Re-recorded	:		Book:	333			
In Favor Of	1	The California Or	egon Powe	er Com		2.2	
For	:	Right of Way for	pole and	wire !	lines and	other	facilities
		for the transmiss	ion and d	listril	bution of	electr	icity and
		incidentals, 15 f	eet wide.	Ger (Ger	neral loca	ation).	,

4. Conditions and restrictions, including the terms and provisions thereof, as set forth in that certain instrument recorded July 1, 1976 in Volume M-76, Page 10037.

## STATE OF OREGON: COUNTY OF KLAMATH: 35.

Filed for record a	at request of Mountain Title	Co. the 10th day
of	July A.D., 19 <u>89</u> at <u>3:31</u>	_ o'clockPM., and duly recorded in VolM89
	of <u>Deeds</u>	on Page12536 Evelyn Blehn _ County Clerk
FEE \$13.00		By Danune Muthenoldy