MC #1093

FORM No. 21—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74 **3646** WARRANTY DEED—TENANTS BY ENTIRETY Vol. m89 Page 14696

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

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT R. THOMAS and CONNIE THOMAS *husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, 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 7 of TRACT 1118

SUBJECT, however, to the following:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads.

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

(Description continued on reverse side)

(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 the date of this deed *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 $9,764.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ ① *(The sentence between the symbols ①, 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 31 *day of* March, *19* 77; *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)

x Henry Wolff — Henry Wolff

x Gerald Wolff — Gerald Wolff

STATE OF OREGON,
County of Klamath } ss.
, 19

Personally appeared the above named Henry Wolff and Gerald Wolff *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commision expires

STATE OF OREGON, County of Klamath *) ss.*
March 31, *19* 77

Personally appeared Henry Wolff *and* Gerald Wolff *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* Henry and Gerald 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:

John A. Kahta *(OFFICIAL SEAL)*

Notary Public for Oregon
My commission expires: July 16, 1980

Henry and Gerald Wolff Ranch, Inc.
Star Route Box 77-A
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Robert R. and Connie Thomas
P.O. Box 4813
Lancaster, CA 93539
GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert R. & Connie Thomas
P.O. Box 4813
Lancaster, CA 93539
NAME, ADDRESS, ZIP

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

Robert R. & Connie Thomas
P.O. Box 4813
Lancaster, CA 93539
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of } ss.

I certify that the within instrument was received for record on the day of, 19, at o'clock M., and recorded in book on page or as file/reel number, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
By Deputy

AUG 6 AM 9 14 '80

(Description continued)

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 deed 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. (General Location)

4. Recital in the deed from the United States of America recorded April 23, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon, to wit:

"Title to the above-described property is conveyed 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."

5. 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 Microfilm Records of Klamath County, Oregon, as follows:

"(1) Reserving to Henry Wolff, Gerald Wolff, Gerry Warren Wolff and Eric Wolff, hunting and fishing rights on the above described real property;

(2) Reserving a right of ingress and egress upon and across the above-described property for the purposes of keeping and maintaining the irrigation ditches located on said real property, and construction of 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 record at request of Mountain Title Co. the 9th day of Aug. A.D., 19 89 at 9:14 o'clock AM., and duly recorded in Vol. M89, of Deeds on Page 14696.

Evelyn Biehn County Clerk

By Pauline Mullendore

FEE $13.00