

10548

MTC #22939-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HENRY G. and GERALD C. WOLFF RANCH, INC., now known as WOLFF'S RANCHES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Benjamin D. Jensen and Carmalita A. Jensen, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns; the 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:

Lot 18, Block 1, TRACT NO. 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3509 00600 01300

TOGETHER WITH ALL MINERAL RIGHTS

"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 and 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

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 \$ 7,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, 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 23rd day of January, 19 90; 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.

WOLFF'S RANCHES

By: Gerrit W. Wolff Pres.

By: Cathy Wolff, Sec.

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: _____

STATE OF OREGON, County of Klamath) ss.
January 23, 19 90

Personally appeared GERRY W. WOLFF, _____ and CATHY 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 G. and GERALD C. 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: Kristi L. Redd (OFFICIAL
Notary Public for Oregon SEAL)

My commission expires: 11/16/91

Wolff's Ranches

HC 30 Box 77A

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Benjamin & Carmalita Jensen

176 Ridgcrest Drive

Napa, CA 94558

GRANTEE'S NAME AND ADDRESS

After recording return to:

Benjamin & Carmalita Jensen

176 Ridgcrest Drive

Napa, CA 94558

NAME, ADDRESS, ZIP

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

Benjamin & Carmalita Jensen

176 Ridgcrest Drive

Napa, CA 94558

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of Jan., 19 90, at 9:42 o'clock A M., and recorded in book M90 on page 1620 or as file/reel number 10548

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra Muelenders Deputy

Fee \$28.00