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FORM No. 633—WARRANTY DEED (Individual or Corporate) COPYRIGHT 1980 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

47973 MTC-27958-KR

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HENRY G. AND GERALD C. WOLFF RANCH, INC., an Oregon corporation *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* TRUSTEE OF THE ELVERA A. BASS TRUST, *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:*

Lot 8 in Block 3 of TRACT 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 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 $ 11,000.00 ~~[illegible]~~ *the whole part of the*

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 24 *day of* July, *1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.*

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.

HENRY G. & GERALD C. WOLFF RANCH, INC., an Oregon corporation

by: Gerald Wolff, Pres

by: Cathy Wolff, Sec

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on ....., *19*.....,

by .....

This instrument was acknowledged before me on July, *19* 92,

by GERALD W. WOLFF and CATHY WOLFF

as PRESIDENT and SECRETARY

of HENRY G. AND GERALD C. WOLFF RANCH, INC.

OFFICIAL SEAL
MARY KENNEALLY
NOTARY PUBLIC - OREGON
COMMISSION NO. 014776
MY COMMISSION EXPIRES APR. 20, 1996

Mary Kenneally

Notary Public for Oregon

My commission expires 4/20/96

HENRY G. AND GERALD C. WOLFF RNACH, INC.
31919 MODOC POINT RD
CHILOQUIN OR 97624
GRANTOR'S NAME AND ADDRESS

ELVERA A BASS TRUST
88256 POND ST
FLORENCE OR 97439
GRANTEE'S NAME AND ADDRESS

After recording return to:

ELVERA A BASS TRUST
88256 POND ST
FLORENCE OR 97439
NAME, ADDRESS, ZIP

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

ELVERA A BASS TRUST
88256 POND ST
FLORENCE OR 97439
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 24th *day of* July, *19* 92, *at* 11:44 *o'clock* AM., *and recorded in book/reel/volume No.* M92 *on page* 16394 *or as fee/file/instrument/microfilm/reception No.* 47973, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline J. Mulendore *Deputy*

Fee $30.00