

7363

KNOW ALL MEN BY THESE PRESENTS, That GIENGER ENTERPRISES, INC., a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LAURENCE LITTLE and AVIS LITTLE, husband and wife,

hereinafter called 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:

Those portions of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Westerly of the Westerly Right of Way of Highway 62 and Easterly of the Easterly Right of Way of the old Dalles-California Highway, all being in Section 31, Township 34 South, Range 7 East of the Willamette Meridian.

SUBJECT TO: Rights of the public in and to any portion of the above-described property lying within the limits of public roads and highways; Easements and rights of way of record and those apparent on the land, if any.

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 as above set out,

and that grantor will warrant and forever defend the above granted 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 \$ 50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. Done by order of the grantor's board of directors, with its corporate seal affixed, this 16th day of June, 19 70.

GIENGER ENTERPRISES, INC.

By *Leroy Gienger* President
By *Elvina P. Gienger* Secretary

STATE OF OREGON, County of Klamath) ss: June 25, 19 70.
Personally appeared LEROY GIENGER and ELVINE P. GIENGER 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 GIENGER ENTERPRISES, 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: *Stella Deklinger*
Notary Public for Oregon
My commission expires: Aug. 20, 1973

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

**WARRANTY DEED
CORPORATION**
GIENGER ENTERPRISES, INC.

TO
LAURENCE & AVIS LITTLE

AFTER RECORDING RETURN TO
No. *L. L. Little*
Box 246
Heppner, Ore. 97624

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 3.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
18th day of NOVEMBER, 19 75,
at 2:35 o'clock P.M., and recorded
in book 475 on page 14521
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By *Hazel D. Milne* Deputy

ATTACH TO TAX STATEMENTS TO ABOVE.