

1-1-74

41571

WARRANTY DEED

Vol. MC Page

652

KNOW ALL MEN BY THESE PRESENTS, That WINEMA PENINSULA, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD M. LEFLER and PHYLLIS E. LEFLER, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian. (a 10 acre release from contract # 116H) 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 or highways.
2. Reservations, including the terms and provisions thereof, as set forth in Deed dated June 6, 1958, recorded June 16, 1958 in Book 300 at page 139, Deed Records, from U. S. National Bank of Portland, to Christine Adeline Campbell, reserving a right of way to Klamath County for Chiloquin-Braymill Road.
3. Reservation of "all ores and minerals of any nature whatsoever", as set forth in Warranty Deed dated December 23, 1970, recorded December 31, 1970 in Book M-70 at page 11478, Microfilm Records from Weyerhaeuser Company, a Washington Corporation to Weyerhaeuser Real Estate Company, a Washington Corporation

(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

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 \$ 6,786.71.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (If the answer is "none" or "if not applicable," state the date and file number of the deed or other instrument to which reference is made.)~~

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 27 day of December, 1977.
 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)

STATE OF OREGON,

County of _____,

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: _____

WINEMA PENINSULA, INC.

Leroy P. Gienger, Pres.
Elvine P. Gienger, Sec.
 Klamath) ss.

STATE OF OREGON, County of _____, Dec. 27, 1977.

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

WINEMA PENINSULA, 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:

Bonnie M. Kucher

Notary Public for Oregon

My commission expires: 11-20-78

WINEMA PENINSULA, INC.

P.O. Box 384

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

DONALD M. and PHYLLIS E. LEFLER

P.O. Box 517

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

DONALD M. and PHYLLIS E. LEFLER

P.O. Box 517

Chiloquin, Oregon, 97624

NAME, ADDRESS, ZIP

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

Donald M. and Phyllis E. Lefler

P.O. Box 517

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 11 day of January, 1978, at 10:36 o'clock A.M., and recorded in book M78 on page 652 or as file/reel number 41571.

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernard A. Ketch Recording Officer Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE