

#64 - Transamerica

1399

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

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 FORREST B. WINEGARD and MARY WINEGARD, 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:

See attached description marked Exhibit "A" and by this reference made a part hereof.

(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 as noted or 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 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 \$ 32,500.00

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 11th day of August, 1977.

(SEAL)

Winema Peninsula, Inc.

By Leroy Gienger President

By Elvina P. Gienger Secretary

STATE OF OREGON, County of Klamath

Personally appeared Leroy Gienger

) ss:

and Elvina P. Gienger

, 1977

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. Puchner

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-20-78

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO

No. Winema Real Est.
P.O. Box 311,
Chiloquin, OR 97601

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

STATE OF OREGON

County of

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 filing fee number Rec- ord of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

EXHIBIT "A"

A parcel of land situated in the NE $\frac{1}{4}$ of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 30; thence East along the North line of said Section 30, 437.00 feet; thence South 08° 07' East, 987.7 feet to the Westerly bank of the Williamson River; thence Southwesterly along said river bank, 720 feet more or less to the point of intersection of the West line of Government Lot 12 with said river bank; thence leaving said river bank West, 330 feet more or less; thence North, 792 feet to the Northwest corner of the E $\frac{1}{2}$ E $\frac{1}{2}$ of Government Lot 8; thence East along the North line of said Government Lot 8, 330 feet to the Northeast corner thereof; thence North along the West line of said Government Lot 2, 660 feet to the point of beginning.

SUBJECT, however, to the following:

1. A road easement 30.00 feet in width adjacent to and Southerly of the North line of the above described parcel.
2. A road easement 30.00 feet in width adjacent to and Easterly of the West line of Government Lot 2 of said Section 30.
3. A road easement 30.00 feet in width adjacent to and Southerly of the North line of the E $\frac{1}{2}$ E $\frac{1}{2}$ of Government Lot 8 of said Section 30, and the Westerly 30.00 feet of the Northerly 30.00 feet of Government Lot 9.
4. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
5. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
6. Reservations, including the terms and provisions thereof, as set forth in Deed recorded December 28, 1958 in Book 308 at page 39, Deed Records, reserving a right of way for ditches or canals constructed by the authority of the United States.
7. Reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded December 22, 1958 in Book 308 at page 42, as follows: "...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 maintain, operate or improve the same so long as needed or used for or by the United States."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 21st day of March A.D., 19 78 at 3:16 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 5409.

FEE \$6.00

WM. D. MILNE, County Clerk

By Barbara A. Leach Deputy