

52441

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Winema Peninsula, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called Modoc Lumber Co.

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:

SE $\frac{1}{4}$  of Section 23, NE $\frac{1}{4}$  of Section 26, all in Township 33 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Reservations as contained in deed recorded in volume 291, page 636, records of Klamath County, Oregon.

Reservations as contained in Deed recorded in Volume 293, page 102, records 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 as listed above and those apparent upon the land, if any, as of the date of this deed.

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 \$ 104,000.00. 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 27 day of July, 1978, 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 Klamath ) ss.  
July 25, 1978.

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.  
July 27, 1978.

Personally appeared LeRoy Gienger and Elvina 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, 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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Winema Peninsula

GRANTOR'S NAME AND ADDRESS

Modoc Lumber  
P.O. Box 257  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Modoc Lumber Co. Attn: Tom Shaw  
P.O. Box 257  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Modoc Lumber Co.  
P.O. Box 257  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 27th day of July, 1978, at 3:01 o'clock P.M., and recorded in book 1178 on page 16405 or as file/roll number 52441.

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

Wm. D. Milne

By \_\_\_\_\_ Recording Officer  
Deputy

Fee \$3.00