

65045

WARRANTY DEED - STATUTORY FORM
CORPORATE GRANTOR

Vol. 79 Page 7426



Champion Realty Corporation, a corporation duly organized and existing under the laws of the State of Delaware, Grantor, conveys and warrants to Gienger Enterprises, Inc., an Oregon Corporation, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon; to-wit:

Commencing at a point 1650 feet West of the quarter section corner of Sections 10 and 11, Township 36 South, Range 10 East of the Willamette Meridian; thence due South a distance of 1740 feet; thence West a distance of 990 feet, more or less, to the West line of said SE 1/4 of said Section 10; thence North along the West line of said SE 1/4 1740 feet to the center of said Section 10; thence East along the North line of said SE 1/4 of said Section 10, 990 feet, more or less, to the place of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly of the Sprague (for continuation of this document see reverse side of this deed)

The said property is free from all encumbrances except as noted of record as of the date of this deed, and those apparent upon the land, if any, as of the date of this deed.

The true consideration for this conveyance is \$29,300.00. (Here comply with the requirements of ORS 93.030)

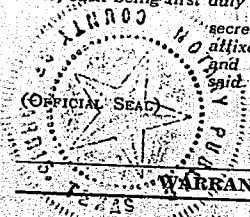
Done by order of the grantor's board of directors with its corporate seal affixed on February 19, 1979

CHAMPION REALTY CORPORATION
 By *John Clarson* President
 By *Woodrow A. Holland* Secretary

STATE OF OREGON County of Harris, Oregon, February 19, 1979

Personally appeared John Clarson and Woodrow A. Holland who, each being first duly sworn, did say that the former is the secretary of Champion Realty Corporation, 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: *Richard Chaxo*
 Notary Public for Harris County, Texas
 My commission expires: 9/26/79



WARRANTY DEED

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

TA done

NAME, ADDRESS, ZIP

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

*Star #71, Box 59
 Onitocuin, Ore
 97624*

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON

County of _____ } ss.
 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 file/reel number _____, Record of Deeds of said County.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 _____ Deputy

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Subject, however, to the following:

1. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. An easement created by instrument, including the terms and provisions thereof, dated January 6, 1940 recorded on February 12, 1940 in favor of The California Pole Lines (No specific location given)

TOGETHER WITH an easement for ingress and egress over the Southerly 30 feet of Lot 14, SPRAGUE RIVER VILLAGE, as set forth in instrument recorded March 22, 1971 in Book M-71 at page 2383 and re-recorded March 24, 1971 in Book M-71 at page 2432, Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of Transamerica Title Co.
 this 4th day of April A.D. 1979 at 3:26 clock P.M., and
 duly recorded in Vol. M79 of Deeds on Page 7426
 W. D. MILNE, County Clerk
 Fee \$6.00



STATE OF OREGON
 I hereby certify that the within instrument was received for record on the day of _____ 1979 at _____ o'clock P.M. and recording in Book _____ of Deeds of said County. Witness my hand and seal of said County this _____ day of _____ 1979.

Recording Officer
 County

7427
 177
 177
 177