

1-1-74

89553

WARRANTY DEED

Vol. M 80 Page 17289



KNOW ALL MEN BY THESE PRESENTS, That HENRY G. RAMIREZ and LEONOR RAMIREZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GIENGER ENTERPRISES, INC., an Oregon Corporation, hereinafter called 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:

PARCEL 1: An undivided 9/144 interest in the NW $\frac{1}{4}$ of Section 14, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: An undivided 63/2016 interest in the W $\frac{1}{2}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT, however, to the following:

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

(continued on the reverse side)

(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 of 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 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 \$2,750.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93-096.)

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 5th day of September, 1980; 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)

California

STATE OF OREGON,

County of San Bernardino) ss.

September 4, 1980.

Personally appeared the above named

Henry G. Ramirez and

Leonor Ramirez **

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Judith A. Grilly

Notary Public for Oregon

My commission expires: 5-29-82

Henry G. Ramirez

Leonor Ramirez

Leonor Ramirez

California

STATE OF OREGON, County of San Bernardino) ss.

Sept. 4, 1980.

Personally appeared Henry G. Ramirez and

Leonor Ramirez

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Henry G. & Leonor Ramirez

518 S. Lemmon Ave

Ontario, CA 92667

GRANTOR'S NAME AND ADDRESS

GIENGER ENTERPRISES INC.

111 Valley St

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

GIENGER ENTERPRISES INC.

111 Valley St

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

GIENGER ENTERPRISES INC.

111 Valley St

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

88871

(continued from other side)

17280

2. Reservations and restrictions as contained in Deed recorded in Volume 301, page 135, Deed Records of Klamath County, Oregon, and Land Status Reports recorded in Volume 305, page 189, and in Volume 309, page 468, Klamath County Records, including but not limited to the following:

"The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; 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. (Dept. Instrl, January 13, 1916, 44 L.D. 513)."

3. Reservations, restrictions and easements, as contained in instrument recorded in Volume 309, page 466, Deed Records of Klamath County, Oregon, including but not limited to the following:

"and there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States." (Affects Parcel 2)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 12th day of September A. D. 1980 at 8:46 o'clock A.M., are

fully recorded in Vol. M80, of Deeds on Page 17289

Wm D. MILNE, County Clerk

Fee \$7.00

Bernetha Shetch

STATE OF OREGON
County of Klamath
I, Henry G. Hamner,
County Clerk,
do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

STATE OF OREGON
County of Klamath
I, Henry G. Hamner,
County Clerk,
do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

STATE OF OREGON
County of Klamath
I, Henry G. Hamner,
County Clerk,
do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

STATE OF OREGON
County of Klamath
I, Henry G. Hamner,
County Clerk,
do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.