

1-174

90805

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GIENGER ENTERPRISES, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. PHILLIPS & MARIE V. PHILLIPS, husband and wife, 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:

The N $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{4}$ SE $\frac{1}{4}$ , the N $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  and that portion of the N $\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{4}$ , the N $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ , lying Easterly of State Highway 62, all in Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the right of way of the Dalles-California Highway. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. Perpetual right and easement for raising and lowering the water level of Upper Klamath Lake, including the terms and provisions thereof, granted to PP&L Company, recorded May 3, 1924 in Volume 64, page 74, Deed Records of Klamath County, Oregon.  
29.82 acres more or less

(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

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 \$ 35,784.00.  
~~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):~~ (The sentence between the symbols  $\Delta$  is 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 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)

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_.

ss.

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: \_\_\_\_\_

GIENGER ENTERPRISES, INC.

\_\_\_\_\_, Pres.  
\_\_\_\_\_, Sec.

STATE OF OREGON, County of Klamath, September 27, 1980, ss.

Personally appeared Leroy Gienger

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

GIENGER ENTERPRISES, 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. Koicher

Notary Public for Oregon

My commission expires: 11-5-82

(OFFICIAL SEAL)

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GIENGER ENTERPRISES, INC.

P.O.Box 384

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

ROBERT D. &amp; MARIE V. PHILLIPS

P.O.Box 26

Crater Lake, Oregon 97604

GRANTEE'S NAME AND ADDRESS

After recording return to:

ROBERT D. &amp; MARIE V. PHILLIPS

NAME, ADDRESS, ZIP

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

ROBERT D. &amp; MARIE V. PHILLIPS

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 6th day of October, 1980, at 9:35 o'clock A.M., and recorded in book/reel/volume No. M80 on page 19266 or as document/fee/file/instrument/microfilm No. 90305. Record of Deeds of said county.

Witness my hand and seal of County affixed.

\_\_\_\_\_, D. Milne  
By \_\_\_\_\_, Deputy

Fee \$3.50