

1-1-74

1712

WARRANTY DEED

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JAN. A. BARNWELL

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 of land located in Section 35, Township 34S, Range 7E, described as follows:  
 starting at the SW corner of Twin River View Subdivision thence east 1320' along  
 south boundary of Twin River View Subdivision to the SE corner of Twin River View  
 subdivision, thence south 165', thence west 1320', thence north 165' to the  
 starting point at the SW corner of Twin River View Subdivision. Parcel of land  
 contains five acres.

(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

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 \$ 2425.00

~~Howsoever the same may be hereafter conveyed by deed or otherwise, the same shall be deemed to be the property of the grantee and his heirs, successors and assigns, and the grantor and his heirs, successors and assigns shall have no interest therein.~~ (The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 93.630.)

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 2nd day of July, 1981, 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.

GIENGER ENTERPRISES, INC.

Leroy Gienger Pres.

Elvina P. Gienger Sec.

(If executed by a corporation, affix corporate seal.)

STATE OF OREGON,

County of \_\_\_\_\_

} ss.

, 1981

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 2, 1981Personally appeared Leroy Gienger andElvina 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:

Pamela M. Kuchel

Notary Public for Oregon

My commission expires: 11.5.81

(OFFICIAL SEAL)

GIENGER ENTERPRISES, INC.

P. O. Box 384

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

JAN A. BARNWELL

Box 249 E

Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAN A. BARNWELL

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 6 day of JULY, 1981, at 3:44 o'clock P.M., and recorded in book/reel/volume No. M 81 on page 12104 or as document/fee/file/instrument/microfilm No. 1712, Record of Deeds of said county.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
SHELYN RITSON, COUNTY CLERKBy \_\_\_\_\_  
Deputy

FEE: \$3.50