

TA-J-24174-6

1967

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KNOW ALL MEN BY THESE PRESENTS, That

GIENGER ENTERPRISES, INC.,

and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STANLEY M. DOWNS,

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: That portion of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, lying East of the Easterly right-of-way of the Southern Pacific Railroad; LESS that portion lying within the right-of-way of the Dalles-California Highway.

PARCEL 2: Lot 16 of Modoc Point according to the duly recorded plat thereof.

SUBJECT TO: Rights of the public and of Governmental bodies in and to that portion of said premises lying below the ordinary high water mark of Upper Klamath Lake; Rights of the public in and to any portion of the herein described property lying within the limits of public roads and highways; Easements and rights of way of record and those apparent on the land, if any.

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 above set forth,

and that grantor will warrant and forever defend the above granted 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 \$ 49,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).~~

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 19th day of June, 1970.

GIENGER ENTERPRISES, INC.

By Leroy Gienger President

By Elvina P. Gienger Secretary

STATE OF OREGON, County of Klamath, 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 Gienger Enterprises, Inc.

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: Stella Wehlinger Notary Public for Oregon My commission expires: Aug 20, 1973

NOTE-The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO

TA-Mk.

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the day of Feb., 1982, at 3:40 o'clock P.M., and recorded in book M82 on page 1617. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Joyce McShane Title Deputy Fee \$4.00

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