

1-1-74

10103

WARRANTY DEED

Vol. M82 Page 3449

KNOW ALL MEN BY THESE PRESENTS, That Douglas H. Howser and Alta Ruth Howser

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Winema Peninsula, 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:

Two parcels of land situated in Section 16 and Section 21, T35S, R7E, W.M. Klamath County, Oregon, being more particularly described as follows:  
 PARCEL 1: Government Lots 38 and 39 of said Section 16; excepting therefrom that portion of said Lots 38 and 39 of said Lots 38 and 39 lying within the right-of-ways of State Highway No. 62 and U.S. Highway 97.  
 PARCEL 2: All of Governments Lots 2, 3, 9, 14, 40, and 41 of said Section 21, lying East of the Easterly right-of-way line of U. S. Highway 97.  
 EXCEPTING THEREFROM: That parcel of land described in Volume M73 at Page 2138, Deed Records of Klamath County Oregon.

(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 \$ 150,000.00

However, the actual consideration consisted of or included other property or value given or provided which is the whole consideration (indicate which) or less than the value of the property or value given or provided.

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 \_\_\_\_\_ day of March, 1982; 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 Klamath ) ss.  
 March 15, 1982

Personally appeared the above named  
 Douglas J. Howser and  
 Alta Ruth Howser

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-6-83

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_\_

Personally appeared \_\_\_\_\_ and  
 \_\_\_\_\_, 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:

Douglas J. and Alta Ruth Howser  
 1453 McClellan Drive  
 Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Winema Peninsula, Inc.  
 P.O. Box 384  
 Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Peninsula, Inc.

NAME, ADDRESS, ZIP

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

Winema Peninsula, Inc.

NAME, ADDRESS, ZIP

STATE OF OREGON, )  
 County of Klamath ) ss.

I certify that the within instrument was received for record on the 19 day of March, 1982, at 11:52 o'clock A.M., and recorded in book/reel/volume No. M.82 on page 3449 or as document/fee/file/instrument/microfilm No. 10103, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By \_\_\_\_\_ Deputy

Fee \$4.00

SPACE RESERVED  
 FOR  
 RECORDER'S USE