

14029

K-34423

May 1982 9680

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GIENGER ENTERPRISES, INC., hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD H. ROSS and CLEMENTINE C. ROSS, 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:

Lot 28 and N-1/2 N-1/2 of Lot 29 and an undivided 1/11 interest in Lot 20, <sup>and an</sup> 1/11 interest of the E-1/2 NE-1/4 SE-1/4 of Section 8, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

## SUBJECT TO:

1. 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. Instr., January 13, 1918, 44 L.D. 543).

2. Reservations and restrictions, including the terms and provisions thereof, contained in the Patent recorded in Volume 303 page 311 and 303 page 315, Deed

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records of Klamath County, Oregon, a right of way thereon for ditches or canals constructed by the authority of the United States.

3. Liens and assessments of Klamath Project and Modoc Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

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 above and will 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 \$5,300.00.

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 6<sup>th</sup> day of July, 1981;

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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.

By Leroy Gienger  
President

By Glenn P. Gienger  
Secretary

STATE OF OREGON

County of Klamath

ss.

July 6, 1981.

Personally appeared Leroy Gienger and Glenn 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 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.

S E A L

Before me:

Bonnie M. Ruchner  
Notary Public for Oregon  
My Commission Expires: 11.5.82



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Gienger Enterprises, Inc.  
General Delivery  
Chiloquin, OR 97624  
Grantor's Name and Address

Mr. & Mrs. Lloyd H. Ross  
Star Route, Box 61  
Chiloquin, OR 97624  
Grantee's Name and Address

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 After recording return to:

Mr. & Mrs. Lloyd H. Ross  
Star Route, Box 61  
Chiloquin, OR 97624  
Name, Address, Zip

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

Mr. & Mrs. Lloyd H. Ross  
Star Route, Box 61  
Chiloquin, OR 97624  
Name, Address, Zip

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 STATE OF OREGON                    )  
 County of Klamath                ) ss.

I certify that the within instrument was received for  
 record on the 28 day of July, 19 82, at  
2:43 o'clock P M., and recorded in book/reel/volume  
 no. MB2 on page 9680 or as document/fee/file/  
 instrument/microfilm no. 14029, Record of Deeds of said  
 county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
 Name  
 By [Signature] Title  
Deputy  
 Fee \$16.00