

32573

TA M-26805-9

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

GIENGER ENTERPRISES, INC.,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 an Oregon Corporation
 FREDERICK S. WEBSTER and PHYLLIS JOAN WEBSTER, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, Township 34 South,
 Range 7, E.W.M. that lies between the old Dalles California Highway
 right of way and a line called the Meander Line on the West; And
 that portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 34 South,
 Range 7, E.W.M. that lies Westerly of the old Dalles California
 Highway.
 Approx 45 acres more or less.

SUBJECT TO rights of way and easements of record and those apparent
 upon the land.

(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 \$ 35,000.00
~~How the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole part of the consideration (indicate which) (if not applicable, state the dollar amount - ORS 22.020)~~

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 15th day of November, 1976;
 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.

, 19 _____

Personally appeared the above named _____

_____ and acknowledged the foregoing instru-
 ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath

December 15, 1976

} ss.

Personally appeared *Leroy Gienger*
Elvina P. Gienger

and

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 be-
 half 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:

Barlene J. Hodeling (OFFICIAL
 Notary Public for Oregon (SEAL)

Notary Public for Oregon

My commission expires: 3-24-77

GIENGER ENTERPRISES, INC.

P.O. Box 384

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

FREDERICK S. & PHYLLIS J. WEBSTER
 25663 Buckhorn Dr.
 Calabasas, California 91302

GRANTEE'S NAME AND ADDRESS

After recording return to:

FREDERICK S. & PHYLLIS J. WEBSTER
 25663 Buckhorn Drive
 Calabasas, CA 91302

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
 FREDERICK S. & PHYLLIS J. WEBSTER

NAME, ADDRESS, ZIP

STATE OF OREGON,

} ss.

County of Klamath

I certify that the within instru-
 ment was received for record on the
 16th day of January, 1984,
 at 3:40 o'clock P.M., and recorded
 in book M84 on page 845 or as
 file/reel number 32573.

Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By *Tom Smith*, Deputy

Fee: \$4.00