

64026

WARRANTY DEED  
170-10583-K

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KNOW ALL MEN BY THESE PRESENTS, That GIENGER ENTERPRISES, INC., an Oregon corporation  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FN REALTY SERVICE, INC., a California corporation formerly known as WELLS FARGO REALTY SERVICE, INC., a 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:

Government Lots 20, 21, 28, and 29 in Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. 1986-1987 real property taxes, a lien, not yet due and payable.

## MOUNTAIN TITLE COMPANY

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 stated above and those apparent upon the land, if any, as of the date of this deed

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 \$ 36,000.00

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 23 day of July, 19 86; 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, official corporate seal)

STATE OF OREGON

County of Klamath

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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:

Gienger Enterprises, Inc.  
P.O. Box 384  
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

FN Realty Services, Trustee of Trust #7213  
c/o Bob Perla, 1922 Stradella Rd.  
Los Angeles, CA 90077

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

by: Leroy Gienger  
by: Elvina P. Gienger

GIENGER ENTERPRISES, INC.

STATE OF OREGON, County of Klamath

July 23, 1986

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. 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:

Bonnie M. Kucher  
Notary Public for Oregon

My commission expires: 11.5.86

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of July, 19 86, at 9:03 o'clock A.M., and recorded in book M86 on page 12993 or as file/reel number 64026

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Pam Smith Recording Officer  
Deputy

Fee: \$10.00