

1-1-74

70402

WARRANTY DEED

Vol. 1787 Page 682

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 QUENTIN L. BREEN

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:

See Description Sheet

Subject to:

1. Reservations and restrictions contained in deeds from the United States of America recorded in Book 300 at page 498; Book 308 at page 712; and Book 329 at page 113, all Deed records of Klamath County, Oregon.
2. Reservations and restrictions contained in land status report, recorded January 19, 1959 in Book 308 at page 709, Deed records of Klamath County, Oregon. (Parcel 2)
3. A 60 foot wide roadway easement through Parcel 2 as shown on survey no. 3497 on file in the office of the Klamath County Surveyor.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(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 \$ 68,620.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See O.R.S. 31.010.)

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 26th day of December, 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.

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

STATE OF OREGON, County of Klamath) ss.
Dec. 26, 19 86

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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Before me:
Bonnie M. Karcher
Notary Public for Oregon
My commission expires: 11-5-90

(OFFICIAL SEAL)

GIENGER ENTERPRISES, INC.
P.O. Box 384
Chiloquin, Oregon 97624
GRANTOR'S NAME AND ADDRESS

QUENTIN L. BREEN
HC 30 Box 1041
Chiloquin, Oregon 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
QUENTIN L. BREEN
HC 30 Box 1041
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of) ss.

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

Witness my hand and seal of County affixed.

By Deputy

SPACE RESERVED FOR RECORDER'S USE

87 JAN 15 PM 1 53

CA 7400

DESCRIPTION

Parcel 1:
W $\frac{1}{2}$ Lot 14, W $\frac{1}{2}$ Lot 15 Section 4, Township 35 South, Range 7 East,
Willamette Meridian, Klamath County, Oregon.

Parcel 2: The E $\frac{1}{2}$ of Government Lots 14 and 15, W $\frac{1}{2}$ of Government
Lots 16 and 22, all of Government Lots 23, 24, 25, 32, and 35,
all in Section 4, Township 35 South, Range 7 East, Willamette
Meridian, Klamath County, Oregon, lying North of St. Hwy No. 722,

EXCEPTING THEREFROM the following:

Beginning at a 5/8" iron pin marking the NW corner of Government
Lot 31, thence from said point of beginning S89°36'32"E along the
North line of said Government Lot 31 666.29 feet to a 5/8" iron
pin on the Westerly right of way of Oregon State Highway 422,
thence Southerly and Westerly along the Westerly and Northerly
right of way of said Oregon State Highway 422 the following eight
bearings and distances: along the arc of a 2620.91 feet radius
curve to the left (Delta = 06°13'43" long chord = S10°40'32"E
284.78") 284.93 feet, thence S13°47'26"E 116.10 feet, thence
along the arc of a 326.07 feet radius curve to the right (Delta =
44°29'20" long chord = S08°27'14"W 246.87 feet), 253.18 feet
thence S30°41'54"W 80.61 feet, thence along the arc of a 260.93
feet radius curve to the right (Delta = 53°22'15" long chord =
S57°23'02"W 234.36 feet) 243.06 feet, thence S84°04'09"W 939.83
feet, thence along the arc of a 821.14 feet radius curve to the
left (Delta = 23°05'07" long chord = S72°31'36"W 328.62 feet)
330.85 feet, thence S60°59'02"W 0.61 feet, thence leaving said
State Highway 422 right of way N29°00'58"W 10.55 feet, thence
along the arc of a 70.00 feet radius curve to the right (Delta =
24°22'31" long chord = N16°49'43"W 29.36 feet) 29.78 feet, thence
N04°38'27"W 114.16 feet, thence along the arc of a 470.00 feet
radius curve to the right (Delta = 16°24'46" long chord = N03°33'56"
East 134.18 feet) 134.64 feet, thence N11°46'19"E 193.60 feet,
thence along the arc of a 1030.00 feet radius curve to the left
(Delta = 03°00'05" long chord = N10°16'16"E 53.95 feet) 53.96
feet, thence N08°46'14"E 221.33 feet, thence along the arc of a
81.00 feet radius curve to the right (Delta = 64°10'39" long
chord = N40°51'33"E 86.06 feet) 09.73 feet, thence N72°56'53"E
165.58 feet, thence along the arc of a 530.00 feet radius curve
to the left (Delta = 17°47'22" long chord = N64°03'12"E 163.90
feet) 164.56 feet, thence N55°09'31"E 178.68 feet to a point on
the North line of Government Lot 32, thence S89°43'28"E along
the North line of said Government Lot 32, 200.01 feet to the
point of beginning.

"This instrument does not guarantee that any particular use may be
made of the property described in this instrument. A buyer should
check with the appropriate city or county planning department to
verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January A.D., 19 87 at 1:53 o'clock P. M., and duly recorded in Vol. M87
of _____ Deeds on Page 682.

FEE \$14.00

Evelyn Biehn County Clerk
By Dorothy A. Gehl