

1-1-74

72653

WARRANTY DEED

Vol. 1891

Page 4792

KNOW ALL MEN BY THESE PRESENTS, That Oregon Corporation

GIENGER ENTERPRISES, INC., AN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESS W. HENRYES and ROSE M HENRYES, 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:

The S $\frac{1}{2}$ E $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 35, Range 7 East of the Willamette Meridian.

Subject to: Reservations, including the terms and provisions thereof, for pole line easement of Pacific Telephone and Telegraph Company, and Forest Service Road, set forth in Deed recorded June 26, 1958, in Deed Volume 300 at page 337; Reservations of all subsurface rights, except water in trust for Chauncy Miller Lotches, as set forth in Deed recorded June 26, 1958, in Deed Volume 300 at page 337.

Grantor guarantees access from this property westward to Day School Road.

(a replacement deed)

"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."

(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 \$ 5,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If no answer between the symbols @, if not applicable, should be deleted See ORS 93.036.)

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 10th day of March, 1987; 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 _____, 19____

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.

Leroy Gienger, Pres.
Elvina P. Gienger, Sec.

STATE OF OREGON, County of Klamath) ss.
March 10, 1987

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: 11.5.90

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of March, 1987, at 1:41 o'clock P.M., and recorded in book/reel/volume No. M87 on page 4792 or as document/fee/file/instrument/microfilm No. 72653, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehm, County Clerk

NAME

TITLE

Fee: \$10.00

By Sam Smith Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jess W. & Rose M. Henryes
710 Glide Avenue
West Sacramento, CA 95691

NAME, ADDRESS, ZIP

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

Same as now listed

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE