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MT-18220L

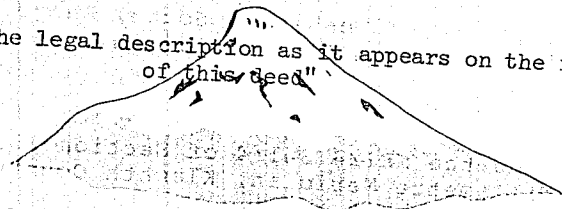
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Gienger Enterprises, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J-Spear Ranch Co., an Oregon Corporation, 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:

"Refer to the legal description as it appears on the reverse of this deed"



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 those of record and those apparent upon the land, if any as of the date of this deed. 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 \$ 197,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.020.)

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 28 day of August, 19 87; 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)

Gienger Enterprises, Inc.

BY: L. Gienger
Elvina P. Gienger

STATE OF OREGON,
County of _____ } ss.
_____, 19 ____

STATE OF OREGON, County of Klamath
August 28, 19 87 } ss.

Personally appeared the above named _____

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.

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.

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

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

[Signature]
Notary Public for Oregon
My commission expires: 7/13/89
(OFFICIAL SEAL)

Gienger Enterprises, Inc.
P.O. Box 384
Chiloquin, Oregon 97624
GRANTOR'S NAME AND ADDRESS:

J-Spear Ranch Co.
P.O. Box 257
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS:

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 ____

at _____ o'clock M., and recorded in book _____ on page _____ or as file/reel number _____

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

By _____ Recording Officer
Deputy

DESCRIPTION SHEET

15648

PARCEL 1 Deleted

PARCEL 2

The SW1/4 of Section 34, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 23, Township 38^{South}, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

The E1/2 NE1/4 and SW1/4 NE1/4 of Section 4, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

The NW1/4 of Section 14, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

The W1/2 SW1/4 and the W1/2 W1/2 SE1/4 SW1/4 of Section 11, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company
on this 28th day of August A.D., 19 87
at 2:55 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 15647

Evelyn Biehn, County Clerk

By Pam Smith Deputy.

Fee, \$14.00