

MAC 19736

87067

WARRANTY DEED

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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 ROBERT D. FERGUSON and CAROLYN A. FERGUSON, 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 West 660 feet of the NE 1/4 NW 1/4 of Section 29 and the West 660 feet of the SE 1/4 SW 1/4 of Section 20 lying South of State Highway 422, all in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject to the printed exceptions, exclusions and stipulations which are part of said deed, and to the following:

- 1. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Potential Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservation contained in deed from the United States of America

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued 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 \$ 8,700.00

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 ORS 93.030.)

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 4th day of May, 1988; 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.)

STATE OF OREGON,)
County of) ss.
, 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:

STATE OF OREGON, County of Klamath) ss.
May 4, 1988

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:
Bannie M. Kucher (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-5-90

Gienger Enterprises, Inc.
B.O.Box 384
Chiloquin, Oregon 97624
GRANTOR'S NAME AND ADDRESS
Robert D. and Carolyn A. Ferguson
P.O. Box 228
CHILOQUIN, OREGON 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert D. and Carolyn A. Ferguson
P.O. Box 228
Chiloquin, Oregon 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Robert D. and Carolyn A. Ferguson
P.O. Box 228
Chiloquin, Oregon 97624
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/reel/volume No. on page. or as document/tee/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

(description continued)

recorded October 18, 1956 in Volume 287, page 350, Deed Records of Klamath County, Oregon as follows:

"Subject to such rights as the Klamath Telephone and Telegraph Company may have under the Act of March 3, 19001 (31 Stat. 1083)." (Affects SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20)

4. An easement created by instrument, subject to the term and provisions thereof,
Dated: July 11, 1986
Recorded: July 24, 1986

Volume: M86, page 12949, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company, a Corporation
For: 10 foot wide electric transmission line
(Affects SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20)

"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 Mountain Title Co
of May A.D. 19 88 at 9:27 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 7178, day

FEE \$15.00

Evelyn Biehn
By Bernetha A Letsch County Clerk