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90751

WARRANTY DEED

Vol. 788 Page 13834

KNOW ALL MEN BY THESE PRESENTS, That WINEMA PENINSULA, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALYSON GAYE CASEY 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 E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the NORTH HALF of the following described property: Beginning at a 5/8" iron rod on the North South centerline of the Northwest $\frac{1}{4}$ of said Section 7 from which the West 1/16 corner common to Sections 6 and 7 bears North 00° 25' 50" West, 465.26 feet; thence North 89° 31' 16" West, 208.74 feet to a 5/8" iron rod; thence South 00° 25' 50" East, 834.84 feet to a 5/8" iron rod; thence South 89° 31' 16" East, 208.74 feet to a 5/8" iron rod; thence North 00° 25' 50" West, 834.84 feet to the point of beginning.

Reserving an easement for ingree and egress over the Easterly 30 feet of the S $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 EWM.

(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

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 \$23,200.00

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 15 day of August, 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.

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.

WINEMA PENINSULA, INC.

Leroy Gienger, Pres.
Elvine P. Gienger, Sec.

STATE OF OREGON,

County of _____ ss.
_____, 19____.

STATE OF OREGON, County of Klamath
Aug 15, 1988 ss.

Personally appeared Leroy Gienger
Elvine P. Gienger

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

Winema Peninsula, 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)

(If executed by a corporation, affix corporate seal)

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires:

Winema Peninsula, Inc.
P.O. Box 384
Chiloquin, Oregon 97524

GRANTOR'S NAME AND ADDRESS

Alyson Gaye Casey
138 Mortimer
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:
Alyson Gaye Casey

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Alyson Gaye Casey

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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

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ct 13.00

Subject to:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

2. Grant of Right of Way, including the terms and provisions thereof,

Dated: November 14, 1956

Recorded: November 28, 1956

Volume: 288, Page 177, Deed Records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For two pole or tower and wire lines

(Affects N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$)

3. Subject to an easement as reserved in instrument recorded October 22, 1981 in Volume M81, page 18477, Microfilm Records of Klamath County Oregon to wit: Reserving an easement for ingress and egress over the Easterly 30 feet of the S $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 EWM.

4. Subject to an easement including the terms and provisions thereof, over the North 60 feet of the E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, as disclosed in Deed recorded March 13, 1979 in Volume M79, page 5639, Microfilm Records of Klamath County.

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11/28

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 26th day
of Aug. A.D., 1988 at 2:16 o'clock P.M., and duly recorded in Vol. M88
of _____ Deeds on Page 13834.

Evelyn Biehn County Clerk

FEE \$13.00

By Lawrence Mickelson