

92186

WARRANTY DEED

Vol. 228 Page 16525

KNOW ALL MEN BY THESE PRESENTS, That Valrie J. Owens and James L Owens

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Winema Peninsula, Inc.

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:

Attached hereto, incorporated by reference and marked Exhibit "A".

(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

except easements and restrictions of record and those apparent on the face of the land

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 \$45,000.00---

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 10 day of January, 1979; 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)

Valrie J. Owens

James L. Owens

STATE OF OREGON,

County of Klamath

January 10, 1979

Personally appeared the above named

Valrie J. Owens and James L. Owens

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-25-84

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

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 \_\_\_\_\_

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:

James and Valrie Owens

Star Rt. Box 6

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Winema Peninsula, Inc.

111 Valley Street

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Peninsula, Inc.

PO Box 384

Chiloquin, Or, 97624

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

Winema Peninsula, Inc.

111 Valley Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

A parcel of land situated in a portion of Government Lots 3, 14, and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a one-half inch iron pipe marking the North one-quarter corner of said Section 21; thence South  $89^{\circ} 52' 50''$  East, along the Northerly line of said Section 21, 659.19 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence South  $01^{\circ} 28' 17''$  West 1387.27 feet to a 5/8" iron pin on the mean high water line of the Williamson River; thence South  $25^{\circ} 55' 32''$  West along said high water line, 213.09 feet to the point where said mean high water line intersects the Easterly right of way line of the Dalles-California Highway (U.S. Highway No. 97); thence North  $09^{\circ} 06' 25''$  West along said Easterly right of way line, 516.42 feet to the beginning of a spiral curve to the right; thence along the arc of a spiral curve to the right, (S= $00^{\circ} 54'$ , A=0.2) 300.00 feet to the end of a spiral curve and the beginning of a circular curve to the right; thence along the arc of a 9500.30 feet radius curve to the right (Delta= $04^{\circ} 41' 31''$ , long chord=North  $05^{\circ} 56' 05''$  West, 777.76 feet) 777.98 feet more or less to the intersection of the arc of said circular curve with the Northerly line of said Section 21; thence leaving said right of way line, South  $89^{\circ} 52' 50''$  East 336.89 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 3rd day of Oct. A.D., 19 88 at 3:44 o'clock P.M., and duly recorded in Vol. M88 of \_\_\_\_\_ Deeds on Page 16525.

FEE \$13.00

INDEXED

Evelyn Biehn County Clerk

By Caroline M. M. M. M. M.

D. I.

Exhibit "A"

Send to  
Winnema Peninsula  
PO Box 384  
Chiloquin, OR 97624