

3299

MTC-21503K

WARRANTY DEED

Vol. M89 Page 14053

KNOW ALL MEN BY THESE PRESENTS, That Alan G. Withers and V. Ginger Withers,

Tenants in Common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gienger Investments, an assumed business name

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Township 33 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Section 17: The West 1/2 and the Southeast 1/4

Section 18: The East 1/2

Section 20: All

Section 21: All

Section 28: The North 1/2 of the North 1/2

Tax account # 3314 00000.00400

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 and 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 \$ 235,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 31 day of July, 19 89; 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.

Alan G. Withers
Alan G. Withers

V. Ginger Withers
V. Ginger Withers

STATE OF OREGON,

County of Klamath

July 31, 19 89 ss.

Personally appeared the above named
Alan G. Withers and V. Ginger
Withers

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 6-16-92

STATE OF OREGON, County of

, 19 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Withers

HC 64 Box 220

PALESTINE, OR 97636

GRANTOR'S NAME AND ADDRESS

Gienger Investments

HC 30 Box 55

Chiloquin, Oregon 97624

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 Klamath

I certify that the within instrument was
received for record on the 1st
day of Aug, 19 89,
at 9:12 o'clock A.M., and recorded
in book M89 on page 14053 or as
file/reel number 3299

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Darlene Mullender Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY

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