9493 MTC 21935-RJ **WARRANTY DEED** Vol. M89 Page 24948

KNOW ALL MEN BY THESE PRESENTS, That L. A. GIENGER and PAULINE H. GIENGER dba GIENGER INVESTMENTS, as to an undivided ½ interest and BRIAN E. ALLEN and SHARON M. ALLEN, husband and wife, as to an undivided ½ interest *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, each as to an undivided ½ interest, as tenants in common, *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:*

The S½ NW¼ lying Northeasterly of SPRAGUE RIVER ROAD, in Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS AND EXCEPT any portion within Sprague River Road or Lone Pine Road.

Klamath County Tax Account #: 509-01100-00400.

'89 DEC 27 PM 3 55

"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 all those of record and those apparent upon the land 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 $ 10,850.00 .

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 20th *day of* December, *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.*

Brian E. Allen
BRIAN E. ALLEN

Sharon M. Allen
SHARON M. ALLEN

STATE OF OREGON,
County of Klamath) *ss.*
December 21, *19* 89

Personally appeared the above named BRIAN E. ALLEN and SHARON M. ALLEN *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Kristi L. Redd
(OFFICIAL SEAL) *Notary Public for Oregon*
My commission expires: 11/16/91

L. A. GIENGER and PAULINE H. GIENGER dba GIENGER INVESTMENTS

by: L. A. GIENGER

by: Pauline H. Gienger
PAULINE H. GIENGER

STATE OF OREGON, County of Klamath) *ss.*
December 20, *19* 89

Personally appeared L. A. GIENGER and PAULINE H. GIENGER dba GIENGER INVESTMENTS *and each of them acknowledged said instrument to be its voluntary act and deed.*

Before me: Kristi L. Redd
(OFFICIAL SEAL) *Notary Public for Oregon*
My commission expires: 11/16/91

GIENGER INVESTMENTS & Brian E. & Sharon M. Allen
HC 30 Box 55 / HC 30 Box 122F
Chiloquin, OR 97624 / Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY
5727 Washburn Way
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*

I certify that the within instrument was received for record on the 27th *day of* December, *19* 89, *at* 3:10 *o'clock* P. *M., and recorded in book* M89 *on page* 24948 *or as file/reel number* 9493, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha Geiser *Recording Officer Deputy*

Fee $8.00

MOUNTAIN TITLE COMPANY