

10023

mtc 21936-K

WARRANTY DEED

Vol. 590 Page 629

KNOW ALL MEN BY THESE PRESENTS, That L. A. GIENGER and PAULINE H. GIENGER dba GIENGER INVESTMENTS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN BENSON and SHARON BENSON, husband and wife, 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 of Section 21, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying West of the centerline of Forest Service Road No. 3401 as described in deed recorded September 29, 1978, in Volume M78, page 21758, Microfilm Records of Klamath County, Oregon.

Klamath County Tax Account #3407-02100-00900, #3407-02100-00700, and #3407-02100-00800 (with other property).

"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 \$ 51,000.00

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 21st 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.

by: L.A. GIENGER

by: PAULINE H. GIENGER

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

STATE OF OREGON, County of ss. 19

Personally appeared the above named L. A. GIENGER and PAULINE H. GIENGER dba GIENGER INVESTMENTS

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

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

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: 11/16/91

Before me: Notary Public for Oregon My commission expires:

GIENGER INVESTMENTS
HC 30 Box 55
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS
JOHN BENSON and SHARON BENSON
P.O. Box 782
Chiloquin, OR 97624
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

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 10th day of Jan, 19 90, at 3:52 o'clock P.M., and recorded in book M90 on page 629 or as file/reel number 10023, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
By: Pauline Mulendore Deputy
Fee \$28.00