

10158

MTC #22847-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Theodore M. Deggendorfer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by L.A. Gienger and Pauline H. Gienger, dba Gienger Investments, 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 SW1/4 of the NW1/4 of Section 28, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3511 00000 04900

"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, 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 \$ 32,000.00. 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 9th day of January, 19 90; 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.



STATE OF Oregon, County of Orange ) ss.  
January 9, 19 90

Personally appeared the above named  
Theodore M. Deggendorfer

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

(OFFICIAL SEAL) Before me: Helen Vido  
Notary Public for Oregon  
My commission expires: 9-4-90

Theodore M. Deggendorfer  
Theodore M. Deggendorfer

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

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: \_\_\_\_\_

Theodore M. Deggendorfer  
8371 Satinwood Circle,  
Westminster, CA 92683

GRANTOR'S NAME AND ADDRESS

Gienger Investments  
HC 30 Box 55  
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gienger Investments  
HC 30 Box 55  
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Gienger Investments  
HC 30 Box 55  
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

County of Klamath  
I certify that the within instrument was received for record on the 15th day of Jan, 19 90, at 9:50 o'clock A M., and recorded in book M90 on page 963 or as file/reel number 10158.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mielandore Deputy

Fee \$28.00