

11851

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
Oregon Corporation

GIENGER ENTERPRISES, INC., an

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
LOUIS S. MOONEY III

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:

A parcel of land situated in Government Lot 31, 32, 35 and 36 of Section 4, T35S, R7E more particularly described in 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

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 \$33,600.00  
However, the actual consideration consists of or includes other property of 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 11th day of January, 1982; 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.

GIENGER ENTERPRISES, INC.

Leroy Gienger, Pres.  
Elvina P. Gienger, Sec.STATE OF OREGON, County of Klamath  
January 31, 1982 ) ss.

Personally appeared Leroy Gienger and Elvina P. Gienger

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

GIENGER ENTERPRISES, INC., 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:

Bonnie M. Kuchner

Notary Public for Oregon

My commission expires: 11-5-82

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

SEAL  
STATE OF OREGONCounty of ) ss.  
19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GIENGER ENTERPRISES, INC.

P.O. Box 384

Chiloquin, Oregon

GRANTOR'S NAME AND ADDRESS

LOUIS S. MOONEY III

P.O. Box 398

Altadena, Cal. 91001

La Canada, CA 91011

GRANTEE'S NAME AND ADDRESS

After recording return to:

LOUIS S. MOONEY III

P.O. Box 398

La Canada, CA 91011

NAME, ADDRESS, ZIP

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

LOUIS S. MOONEY III

P.O. Box 398

La Canada, CA 91011

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book/reel/volume No. on

page or as document/tee/file/instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Beginning at a 5/8" iron pin marking the N.W. corner of Government Lot 31, thence from said point of beginning S89°36'32"E along the north line of said Government Lot 31 666.29 feet to a 5/8" iron pin on the westerly right of way of Oregon State Highway 422, thence southerly and westerly along the westerly and northerly right of way of said Oregon State Highway 422 the following eight bearings and distances: along the arc of a 2620.91 feet radius curve to the left (Delta = 06°13'43" long chord = S10°40'32"E 284.78) 284.93 feet, thence S13°47'26"E 116.10 feet, thence along the arc of a 326.07 feet radius curve to the right (Delta = 44°29'20" long chord = S08°27'14"W 246.87 feet), 253.18 ft. thence S30°41'54"W 80.61 feet, thence along the arc of a 260.93 feet radius curve to the right (Delta = 53°22'15" long chord = S57°23'02"W 234.36 feet) 243.06 feet, thence S84°04'09"W 939.83 feet, thence along the arc of a 821.14 feet radius curve to the left (Delta = 23°05'07" long chord = S72°31'36"W 328.62 feet) 330.85 feet, thence S60°59'02"W 0.61 feet, thence leaving said State Highway 422 right of way N29°00'58"W 10.55 feet, thence along the arc of a 70.00 feet radius curve to the right (Delta = 24°22'31" long chord = N16°49'43"W 29.56 feet) 29.78 feet, thence N04°38'27"W 114.16 feet, thence along the arc of a 470.00 feet radius curve to the right (Delta = 16°24'46" long chord = N03°33'56"E 134.18 feet) 134.64 feet, thence N11°46'19"E 193.60 feet, thence along the arc of a 1030.00 feet radius curve to the left (Delta = 03°00'05" long chord = N10°16'16"E 53.95 feet) 53.96 feet, thence N08°46'14"E 221.33 feet, thence along the arc of a 81.00 feet radius curve to the right (Delta = 64°10'39" long chord = N40°51'33"E 86.06 feet) 90.73 feet, thence N72°56'53"E 165.58 feet, thence along the arc of a 530.00 feet radius curve to the left (Delta = 17°47'22" long chord = N64°03'12"E 163.90 feet) 164.56 feet, thence N55°09'31"E 178.68 feet to a point on the north line of Government Lot 32, thence S89°43'28"E along the north line of said Government Lot 32 200.01 feet to the point of beginning, containing 28 acres, more or less.

Subject to easements and right of ways of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 28th day  
of Feb. A.D. 19 90 at 12:24 o'clock P.M., and duly recorded in Vol. M90  
of \_\_\_\_\_ Deeds on Page 3851  
Evelyn Biehn County Clerk  
By O. Sullivan Mullendore

FEE \$33.00