

1-1-74

17356

## WARRANTY DEED

Vol. M90 Page 13658

KNOW ALL MEN BY THESE PRESENTS, That LE ROY A. GIENGER and PAULINE H. GIENGER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 1/2 interest  
GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, each as to an undivided hereinafter called  
 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of Lots 2 and 3 being Easterly of Sprague River in Section 4, Township  
 36 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.
3. Restrictions and easements including the terms and provisions thereof, as contained in Land Status Report recorded October 31, 1958 in Volume 305, page 547, Deed Records of Klamath County, Oregon.
4. A right of way created by instrument, including the terms and provisions thereof: January 21, 1955 in Volume 271, page 621, Deed Records of Klamath County, Oregon.

(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

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 \$.....  
 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 1st day of December, 19 77;  
 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath  
December 1, 19 77

Personally appeared the above named

Le Roy Gienger and  
Pauline H. Gienger

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon  
 My commission expires: 7/19/78

STATE OF OREGON, County of ..... ) ss.

Personally appeared ..... and

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 that the seal affixed to the foregoing instrument is the corporate seal  
 of said corporation and that said instrument was signed and sealed in be-  
 half 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: .....

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
 ment was received for record on the  
11th day of July, 19 90,  
 at 12:08 o'clock PM., and recorded  
 in book M90 on page 13658 or as  
 file/reel number 17356

Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

EVELYN BIEHN, County Clerk  
Bernetha Schelsch, Deputy

Fee \$28.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

George A. Pondella Jr. & Donald Bailey  
P.O. Box 286  
Chiloquin, OR 97624  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
George A. Pondella Jr. & Donald E. Bailey  
P.O. Box 286  
Chiloquin, OR 97624  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE