

OK

28311

SPECIAL WARRANTY DEED

Vol. m91 Page 7056KNOW ALL MEN BY THESE PRESENTS, That James M. Detwiler, a single man

hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
L.A. Gienger and Pauline H. Gienger, DBA Gienger Investments
 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
 tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
 of Klamath, State of Oregon, described as follows, to-wit: Twp 35S. Rng 7E. Sec. 17,

Lot 12, Block 5, Irish Bend

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28th day of March, 1991; 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.

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.

James M. Detwiler

STATE OF OREGON,

County of Klamath } ss.
March 28, 1991

Personally appeared the above named

James M. Detwiler

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11/16/91

STATE OF OREGON, County of _____) ss.

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:

(If executed by a corporation, affix corporate seal)

James M. Detwiler

GRANTOR'S NAME AND ADDRESS

Gienger Investments

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gienger Investments

H.C. 30, Box 55, Chiloquin, Or.

NAME, ADDRESS, ZIP

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

Gienger Investments

H.C. 30 Box 55

Chiloquin OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the
17th day of April, 1991,
 at 2:18 o'clock P.M., and recorded
 in book/reel/volume No. M91 on
 page 7056 or as fee/file/instrument/microfilm/reception No. 28311,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Pauline Mueller, Deputy

Fee \$28.00