

1-1-74

35182

WARRANTY DEED

Vol. m91 Page 19566KNOW ALL MEN BY THESE PRESENTS, That GIENGER ENTERPRISES, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KELLEY and MILDRED RUSSELL, husband and wife, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: The SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

Reservations and restrictions, including the terms and provisions thereof, as disclosed by an instrument recorded June 13, 1958 in Deed Volume 300 at page 115, from Sylvester Smith et ux, to LeRoy Gienger, et ux.

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT OF 60 FEET OVER THE EXISTING ROAD EXTENDING EASTERLY AND WESTERLY THROUGH THE SAID PROPERTY.

(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 \$ 12,000.00

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 93.036.)

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 April, 1980; 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 \_\_\_\_\_,

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.

Leroy A. Gienger, Treas.Norma Lee Rodgers, Asst. Sec.STATE OF OREGON, County of Klamath ) ss.  
April 1, 1980

Personally appeared Leroy A. Gienger and Norma Lee Rodgers who, being duly sworn, each for himself and not one for the other, did say that the former is the Treas. XXXXX

Asst. XXXXX 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:

William M. Kuchner

Notary Public for Oregon

My commission expires: 11-5-82

(OFFICIAL SEAL)

GIENGER ENTERPRISES, INC.

P.O. Box 384

Chiloquin, Oregon

GRANTOR'S NAME AND ADDRESS

KELLEY and MILDRED RUSSELL

P.O. Box 38

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

KELLEY and MILDRED RUSSELL

HC 63 Box 597A  
Chiloquin OR 97624

NAME, ADDRESS, ZIP

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

KELLEY and MILDRED RUSSELL

HC 63 Box 597A  
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 26th day of Sept., 1981, at 2:08 o'clock P. M., and recorded in book/reel/volume No. 91 on page 19566 or as document/fee/file/instrument/microfilm No. 35182, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Anderson Deputy

Fee \$28.00

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