

45473

SPECIAL WARRANTY DEED

Vol. m92 Page 11645

KNOW ALL MEN BY THESE PRESENTS, That GIENGER ENTERPRISES, INC.,
an Oregon Corporation, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
GARY L. BROWN & LAMI BROWN, husband and wife
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:

The $\frac{1}{2}$ of the $\frac{33\frac{1}{2}}$ of Sec. 36, T. 33 S, R. 12 EMI and the $\frac{1}{2}$ of the
SW $\frac{1}{4}$ of Sec. 31, T. 33 S, R. 13 EMI.
(more or less 120 acres.)

Subject to: easements of record and those apparent upon the land

(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 war-
rant 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 \$ 18,000.00

However, if 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 1st day of September, 1976;
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) ss.
, 19.

Personally appeared the above named

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires

GIENGER ENTERPRISES, INC.
Leroy Gienger, President
Elvina P. Gienger, Secretary

STATE OF OREGON, County of Klamath) ss.
Sept 23 1976

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 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:

Bonnie M. Kuchner

Notary Public for Oregon

My commission expires:

11-20-78

(OFFICIAL
SEAL)

GIENGER ENTERPRISES, INC.

P.O. Box 384

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

GARY L. and LAMI BROWN

12660 Indian River Rd.

Apple Valley, Calif.

GRANTEE'S NAME AND ADDRESS

After recording return to:

RONALD AND GENEVIEVE BROUSSARD

6095 OCASA DRIVE

MIRA LOMA CA, 91752

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
29th day of May, 1992,
at 2:22 o'clock P M., and recorded in
book M92 on page 11645 or as
file/reel number 45473,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

...Evelyn Biehn, County Clerk
Recording Officer

By Deputy Deputy

Fee \$30.00

OK
30-70