

50830

WARRANTY DEED

Vol. 192 Page 21386

mtc 28308 HF  
 KNOW ALL MEN BY THESE PRESENTS, That L.A. GIENGER AND PAULINE H. GIENGER doing business as GIENGER INVESTMENTS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called HARRY B. CHILDERS and MELINDA LEE CHILDERS, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

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 \$ 70,000.00

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 3rd day of Sept, 19 92; 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.

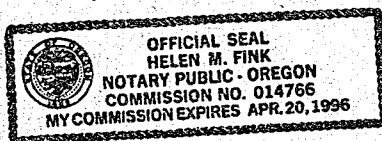
STATE OF OREGON, Klamath ss.  
 County of September 3 19 92

Personally appeared the above named \_\_\_\_\_

PAULINE H. GIENGER

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

Before me: Helen M Fink  
 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_



GIENGER INVESTMENTS

L.A. GIENGER

PAULINE H. GIENGER

STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
 Notary Public for Oregon Helen M Fink  
 My commission expires: \_\_\_\_\_ (SEAL)

GIENGER INVESTMENTS  
 25050 MODOC POINT  
 CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS  
 HARRY B. CHILDERS and MELINDA LEE CHILDERS  
 P.O. BOX 337  
 CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS  
 After recording return to:  
 HARRY B. CHILDERS and MELINDA LEE CHILDERS  
 P.O. BOX 337  
 CHILOQUIN, OR 97624  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
 HARRY B. CHILDERS and MELINDA LEE CHILDERS  
 P.O. BOX 337  
 CHILOQUIN, OR 97624  
 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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer  
 Deputy

21387

# EXHIBIT "A" LEGAL DESCRIPTION

Government Lots 5, 6, and that portion of Lot 7 lying Northwesternly of the Southern Pacific Railroad right of way, and Lot 3, EXCEPT the following:

Beginning at a point on the North Boundary of Lot 3, Section 3, Township 35 South, Range 7 East of the Willamette Meridian, which point is West 2651.17 feet from the Northeast corner of Section 3 and West 1331.17 feet from the initial point of the City of Chiloquin, and also being on the Westerly side of the Southern Pacific Railroad, which curves 2 degrees to the Southwest, said point of beginning also being the point of intersection of the North boundary of Lot 3 and a radius of the 2 degree curve at 95.0 feet from the center of the main line, and 20 feet Westerly on the same radius from the railroad right of way; thence West 756.02 feet along the North boundary of Lot 3 to a point; thence South 507.67 feet to a point which is 20.0 feet Northwesternly from the right of way line of the above named railroad; thence Northeasterly parallel to and 20 feet from the curved right of way line of the above named railroad 914.52 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 18th day  
of September A.D., 1992 at 11:17 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 21386  
By EVELYN BIEHN County Clerk  
Bernetha A. Helboch

FEE  
\$35.00