

48998

WARRANTY DEED

MTC 28174-HF

Vol. m92 Page 21384

KNOW ALL MEN BY THESE PRESENTS, That

HAROLD WRIGHT, SR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GIENGER INVESTMENTS, an Oregon Corporation \*\* L.A. GIENGER AND \*\* , hereinafter called 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

\*\* PAULINE H. GIENGER, doing business as GIENGER INVESTMENTS.

THIS DOCUMENT IS BEING RERECORDED TO CORRECT THE TITLE/VESTING ON THE WARRANTY DEED PREVIOUSLY RECORDED IN VOL M92 Page 18256.

## 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

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 \$ 50,000.00

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 14 day of August, 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

County of

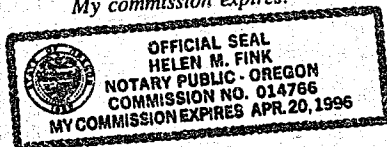
Klamath ss.  
August 14, 19 92.

Personally appeared the above named  
HAROLD WRIGHT, SR.

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

Before me:

Helen M Fink  
Notary Public for Oregon  
My commission expires:



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 \_\_\_\_\_ (SEAL)  
My commission expires:

HAROLD WRIGHT and SR.

P.O. BOX 750

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

GIENGER INVESTMENTS

25050 MODOC PT  
CHILOQUIN OR 97624

GRANTEE'S NAME AND ADDRESS

GIENGER INVESTMENTS

25050 MODOC PT  
CHILOQUIN OR 97624

NAME, ADDRESS, ZIP

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

GIENGER INVESTMENTS

25050 MODOC PT  
CHILOQUIN 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
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.

By \_\_\_\_\_ Recording Officer  
Deputy

18257  
21385

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 14th day of Aug. A.D., 19 92 at 3:45 o'clock P.M., and duly recorded in Vol. M92 of Deeds on Page 18256.

FEE \$35.00

INDEXED

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Evelyn Biehn County Clerk  
By Barbara M. Miller



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day of September A.D., 19 92 at 11:17 o'clock A.M., and duly recorded in Vol. M92 of Deeds on Page 21384.

FEE \$10.00

Evelyn Biehn County Clerk  
By Bernetha J. Heloch

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

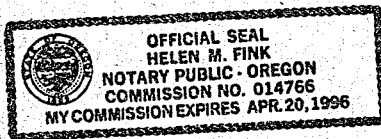
\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

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, \_\_\_\_\_ ss.

County of \_\_\_\_\_

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