

51325

MTZ 28452.MK

MTZ 28452-MK  
KNOW ALL MEN BY THESE PRESENTS, That LELAND R. SINES WHO ACQUIRED TITLE AS  
LELAND R. SINE AND GAIL SINES AS TENANTS BY THE ENTIRETY  
do hereby certify that the foregoing stated, to grantor paid by ALLEN J. P

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLEN J. PODAWILTZ,  
E. LOWENE PODAWILTZ & DAVID J. PODAWILTZ, WITH RIGHTS OF SURVIVORSHIP, 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" LEGAL DESCRIPTION

## 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 \$ 100,000.00

Leland R. Sines  
LELAND R. SINES

LELAND R. SINES

GAIL SINES

Gail Sines

STATE OF OREGON,  
County of Klamath ) ss.  
September 23, 19 92.

Personally appeared the above named \_\_\_\_\_  
 Leland R. Sines  
 Gail Sines

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

**Before me:**

Notary Public for Oregon  
My commission expires: 4

My commission expires: 4/20/16



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: \_\_\_\_\_

LELAND R. SINES AND GAIL SINES  
3038 Delaware  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

ALLEN, E. LOWENE & DAVID PODAWILTZ  
4426 Peck Drive  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

recording return to:  
ALLEN, E. LOWENE & DAVID PODAWILTZ  
4426 Peck Drive  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

**ALLEN, E. LOWENE & DAVID PODAWILTZ**  
4426 Peck Drive  
Klamath Falls, OR 97603

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

MTC No.: 28452

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 37 in Block 78, EIGHTH ADDITION to NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that land lying between the Southerly line of said lot and North Bank of the Sprague River more particularly described as follows:

Beginning at the Southwest corner of Lot 36; thence South 00 degrees 38' 00" West to a point on the North Bank of said River; thence Westerly along said Bank to a point which is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 37, thence North 00 degrees 38' 00" East along said line to the Southwest corner of said Lot 37; thence North 76 degrees 34' 04" East 205.49 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain title co. the 25th day  
of Sept. A.D., 19 92 at 11:16 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 22223.

FEE \$35.00

Evelyn Biehn County Clerk

By Paula M. Muelhause