

56856

WARRANTY DEED

Vol 93 Page 1967

MTC 29209-KR

KNOW ALL MEN BY THESE PRESENTS, That JAMES MEREDITH LONGACRE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN ALLEN & SHARON M. ALLEN, husband and wife as to an undivided 1/2 interest 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:

\*\*\*\*L. A. GIENGER & PAULINE H. GIENGER, doing business as Gienger Investments, as to an undivided 1/2 interest

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND  
MADE A PART HEREOF.

"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 apparent upon the land, if any, as of 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 \$ 60,000.00. ~~Howsoever the consideration herein stated is not to be construed as a limitation on the grantor's obligation to pay the full consideration for the property described herein. If the consideration is not paid in full, the grantor shall be liable for the balance thereof. 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 12 day of January, 19 93; 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, FLORIDA )  
County of Pinellas ) ss.  
FLORIDA, 19 93.

Personally appeared the above named \_\_\_\_\_  
James Meredith Longacre

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

Before me, (NOTARY PUBLIC) AA658826  
R.G. Smaridge

Notary Public for Oregon Florida

My Commission expires:

Notary Public for State of Florida

My Commission expires: March 30, 1993

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: \_\_\_\_\_

James Meredith Longacre  
2031 43rd St.  
Rock Island, IL 61201  
GRANTOR'S NAME AND ADDRESS

Brian & Sharon Allen  
L.A. & Pauline Gienger dba Gienger Investments  
25050 Modoc Point Rd., Chiloquin, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Brian & Sharon Allen  
L.A. & Pauline Gienger dba Gienger Investments  
25050 Modoc Point Rd., Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Brian & Sharon Allen  
L.A. & Pauline Gienger dba Gienger Investments  
25050 Modoc Point Rd., 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.

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

1968

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

Beginning at the corner of Sections 19, 20, 29 and 30, in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, thence West along the line between Sections 19 and 30 to the East boundary of the land reserved for School and Agency Farm, which point is 1704.12 feet East of the Northwest corner of Section 30; thence South 9 degrees 13' East along the East boundary of the School and Agency Farm to a point 792 feet due South of the North line of the Section; thence East on a line parallel with the North line of the allotment to the East line of the Section; thence North 792 feet to the place of beginning.

EXCEPTING THEREFROM a 100 foot strip over and across the Northeast quarter of the Northwest quarter of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 27th day  
of Jan. A.D., 19 93 at 11:45 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 1967.

Evelyn Biehn . County Clerk

By Pauline Mullenders

FEE \$35.00