

70158

MOUNTAIN TITLE COMPANY Vol. m93 Page 27803

WARRANTY DEED
 KNOW ALL MEN BY THESE PRESENTS, That RUBY M. DOUGLAS WHO ACQUIRED TITLE AS RUBY M. ROYCE
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL GENTHNER

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 KLAAMTH and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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 \$ 53,000.00

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 22 day of October, 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,
 County of Klamath)
 October 22, 19 93) ss.

Ruby M. Douglas
 RUBY M. DOUGLAS

Personally appeared the above named
RUBY M. DOUGLAS ROYCE

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

Before me:

Mary Kenneally
 Notary Public for Oregon
 My commission expires: 4/20/96



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
 My commission expires: _____ (SEAL)

Ruby M. Douglas

GRANTOR'S NAME AND ADDRESS

Paul Genthner
36170 Modoc Point Rd.
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

Paul Genthner
36170 Modoc Point Rd.
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

Paul Genthner
3610 Modoc Point Rd.
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDERS USE

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.

By _____ Recording Officer
 Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

10-22-93P03:10 RCVD

EXHIBIT "A"
LEGAL DESCRIPTION

The part of Tract No. 1 of KIELSMEIR ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning 30 feet South and 20 feet East of the center of said Section 2; thence East along the South line of the Lakeview Highway, 162.5 feet; thence South and at right angles to said Highway line 570 feet; this said last mentioned point being the point of beginning of the boundaries of the tract to be conveyed under this deed; thence continuing South 70 feet to a point; thence running Westerly and parallel to said Highway line 162.5 feet to a point; thence running Northerly and at right angles to said Highway line 70 feet to a point; thence running Easterly and parallel to said Highway line 162 feet to the point of beginning.

The above tract includes an easement for roadway purposes over a strip of land 20 feet wide measured on the Highway and lying West of and adjacent to the land herein described, said strip being further described as adjoining the roadway reserved in the plat of Gienger's Tract as filed in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day
of Oct. A.D., 19 93 at 3:10 o'clock P M., and duly recorded in Vol. M93,
of Deeds on Page 27803.

FEE \$35.00

Evelyn Biehn - County Clerk
By Pauline Muelendor