

WARRANTY DEED

MTC 31628-JW

KNOW ALL MEN BY THESE PRESENTS, That L.A. GIENGER and PAULINE H. GIENGER, dba GIENGER INVESTMENTS as to Parcel 1 and GIENGER INVESTMENTS as to Parcel 2 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID H. SIEGEL

, 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:

PARCEL 1

NE1/4 NW1/4 and the NW1/4 NW1/4 of Section 20, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The SE1/4 NW1/4 NW1/4 of Section 29, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING AND FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 \$ 4500.00

See ORS 93.020 XXX

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 7th day of December, 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 ss.
December 7, 19 93

Personally appeared the above named _____

L.A. GIENGER

PAULINE H. GIENGER as individuals

and dba GIENGER INVESTMENTS

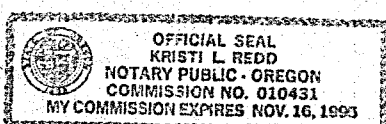
and acknowledged the foregoing instrument

to be their voluntary act and deed.

Before me: Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/95



GIENGER INVESTMENTS

by: L.A. GIENGER

by: 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 _____

My commission expires: _____ (SEAL)

GIENGER INVESTMENTS

25050 MODOC POINT ROAD

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

DAVID H. SIEGEL

917 MINNESOTA STREET

SAN FRANCISCO, CA 94107

GRANTEE'S NAME AND ADDRESS

After recording return to:

DAVID H. SIEGEL

917 MINNESOTA STREET

SAN FRANCISCO, CA 94107

NAME, ADDRESS, ZIP

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

DAVID H. SIEGEL

917 MINNESOTA STREET

SAN FRANCISCO, CA 94107

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 8th

day of Dec., 19 93,

at 2:29 o'clock P. M., and recorded in book 893 on page 32654 or as

filed reel number 16303

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$30.00