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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.

12-08-93P02:29 RCVD

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 ~~*However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).* 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 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.*

GIENGER INVESTMENTS

by: L.A. GIENGER

by: PAULINE H. GIENGER

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

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *) ss.*
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* M93 *on page* 32654 *or as file/reel number* 72508 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muldrew *Deputy*

Fee $30.00

MOUNTAIN TITLE COMPANY