

OK 72573

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PAUL GENTHNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \*\*\*\*, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

\*\*\*\* PAUL E. GENTHNER, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE PAUL E. GENTHNER LOVING® TRUST DATED MAY 20, 1993, AND ANY AMENDMENTS THERETO.

## SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under and title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ -0-  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the sentence between the symbols ©; if not applicable, should be deleted. See OREGON REV. STAT. § 26.010.

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 3 day of DECEMBER, 1993; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

PAUL GENTHNER

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on DECEMBER 3, 1993, by PAUL GENTHNER.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.



OFFICIAL SEAL  
 DELLA M. HARREGHY  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 019023  
 MY COMMISSION EXPIRES OCT. 20, 1995

Della M. Harreghy  
 Notary Public for Oregon  
 My commission expires 10-20-96

PAUL GENTHNER  
 36170 MODOC PT. RD.  
 CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS  
 PAUL E. GENTHNER, TRUSTEE OF  
 PAUL E. GENTHNER, LOVING TRUST U/T/D 5/20/93  
 36170 MODOC PT. RD.  
 CHILOQUIN, OR 97624  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES H. SMITH, ESQ.  
 711 BENNETT AVE.  
 MEDFORD, OR 97504  
 NAME, ADDRESS, ZIP

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

PAUL E. GENTHNER  
 36170 MODOC PT. RD.  
 CHILOQUIN, OR 97624  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

NAME TITLE  
 By \_\_\_\_\_ Deputy

## EXHIBIT "A"

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 and easement for roadway purposes over a strip of land 20 feet wide measured on the Highway and lying West of the 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 James H. Smith the 9th day  
of Dec. A.D., 19 93 at 2:12 o'clock P. M., and duly recorded in Vol. M93  
of Deeds on Page 32786

Evelyn Biehn  
By *[Signature]* County Clerk

FEE \$35.00