

81400

05-23-94A09:36 RCVD

WARRANTY DEED

Vol. 294 Page 16044

KNOW ALL MEN BY THESE PRESENTS, That GIENGER ENTERPRISES, INC.,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Craig J. Simpler and Maryetta E. Simpler or the survivor 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:

See EXHIBIT A attached, incorporated by reference herein.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

(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

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 \$ 16,000.00. ~~However, the actual consideration consists of other property or value given or promised which is the whole or part of the consideration (indicate which).~~ ~~The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.047.~~

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 11 day of June, 1986; 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.

(If executed by a corporation, affix corporate seal.)

STATE OF OREGON,

County of \_\_\_\_\_

ss.

1986

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GIENGER ENTERPRISES, INC.

P.O. Box 384

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

CRAIG J. &amp; MARYETTA E. SIMPLER

27111 N. Fremont Road

Sprague River, Oregon 97639

GRANTEE'S NAME AND ADDRESS

After recording return to:

CRAIG J. &amp; MARYETTA E. SIMPLER

27111 N. Fremont Road

Sprague River OR 97639

NAME, ADDRESS, ZIP

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

CRAIG J. &amp; MARYETTA E. SIMPLER

NAME, ADDRESS, ZIP

GIENGER ENTERPRISES, INC.

Leroy Gienger, President

Elvine P. Gienger, Secretary

STATE OF OREGON, County of Klamath

June 11, 1986

ss.

Personally appeared Leroy Gienger and Elvine P. Gienger

\_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

GIENGER ENTERPRISES, INC.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Bonnie M. Kucher

Notary Public for Oregon

My commission expires: 11-5-86

(OFFICIAL SEAL)

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

EXHIBIT A

IN KLAMATH COUNTY, OREGON:

Township 36 South, Range 11 East of W.M.:

Section 19: Government lots 2, 3, 6 and 7.

Subject to:

(1) the exceptions and reservations set forth in that Certain Deed to Restricted Indian Land, dated April 25, 1957, recorded in Book 292, Page 354 Records of Klamath County as follows:

(a) any existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements or rights of way of record, and

(b) the reservation of all subsurface rights, except water, in trust, to the Grantor.

(2) an Easement, dated December 25, 1959, recorded in Miscellaneous Volume 13, Page 594, Records of Klamath County, Oregon, to the United States of America for road K.I.R. S-53 across lots 3 and 6. Said road is now controlled by the U.S. Forest Service.

(3) to the extent not previously reserved, minerals, including geothermal steam and heat reserved by deed dated December 17, 1985 recorded as Klamath County instrument 56962, M86-292 and re-recorded as instrument 57975, M86-2237.

(4) no access road guaranteed by Grantor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Craig J. Simpler  
of May A.D., 19 94 at 9:36 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 16044

FEE \$35.00

Evelyn Biehn - County Clerk  
By Danise Muddemahr