

1-1-74

7723

WARRANTY DEED

Vol. M95 Page 28260KNOW ALL MEN BY THESE PRESENTS, That.....
an Oregon Corporation

GIENGER ENTERPRISES, INC.,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by.....

BETH LOWENBACH

, 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:The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Pole Creek.
3. Easements common to the area and apparent upon the land.

(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 \$ 11,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted See ORS 91.030.)

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 19th day of July, 1983; 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 ENTERPRISES, INC.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of OREGON

} ss.

July 18, 1983Personally 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.

a corporation; 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Bonnie M. Kucher

Notary Public for Oregon

My commission expires: 11-5-86

(OFFICIAL SEAL)

GIENGER ENTERPRISES, INC.

GRANTOR'S NAME AND ADDRESS

BETH LOWENBACH

P.O. Box 134

Borrego Springs, Ca. 92004

GRANTEE'S NAME AND ADDRESS

After recording return to:

BETH LOWENBACH

PO Box 3283

Central Pt, OR 97502

NAME, ADDRESS, ZIP

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

BETH LOWENBACH

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 17th day of October, 1995, at 11:25 o'clock A.M. and recorded in book/reel/volume No. M95 on page 28260 or as document/fee/file/instrument/microfilm No. 7723, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

NAME

TITLE

Fees: \$30.00

By Annette Muller Deputy30.00
ek