

1-1-74

200 SEP 27 11 3 16

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GIENGER ENTERPRISES, INC., an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK JOE GASTON, LAURA M. GASTON, HUSBAND AND WIFE, 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 NE $\frac{1}{4}$  of Section 26, Township 34 South Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that certain parcel of land lying in Section 26, Township 34 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point at the center of Section 26 thence easterly along the line between the NE $\frac{1}{4}$  and the SE $\frac{1}{4}$  a distance of 528 feet; thence northerly parallel to the line between the NE $\frac{1}{4}$  and the NW $\frac{1}{4}$  a distance of 1,320 feet; thence westerly parallel to the line between the NE $\frac{1}{4}$  and the SE $\frac{1}{4}$  to a point on the line between the NE $\frac{1}{4}$  and the NW $\frac{1}{4}$ ; thence southerly along the line between the NE $\frac{1}{4}$  and the NW $\frac{1}{4}$  to the point of beginning, Klamath County, Oregon.

(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

~~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 or provide use.~~

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 \$45,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. 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 19th day of July, 1995; 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)  
AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Leroy Gienger, Pres.  
Elvise P. Gienger, Sec.

STATE OF OREGON, )  
County of ) ss.  
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STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named

19  
Personally appeared Leroy Gienger and  
Elvise 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

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

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 be-  
half 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:

Before me:  
Notary Public for Oregon  
My commission expires: 7/13/85

(OFFICIAL SEAL)

GIENGER ENTERPRISES, INC.

STATE OF OREGON, 1

GRANTOR'S NAME AND ADDRESS

GASTON, Jack Joe, AND LAURA

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVE  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 09/27/00, at 3:16 p.m.  
In Vol. M00 Page 35450  
Linda Smith,  
County Clerk Fee \$21.00  
by Deputy