

KNOW ALL MEN BY THESE PRESENTS, That Victor James Allen, a single man

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Clarence J. Simones and Mary Ann Simones, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11 of Schiesel Tracts, according to the official plat thereof filed in
the office of the County Clerk, Klamath County, Oregon.

Subject to: 1. Leins and assessments of Klamath Project and Enterprise Irrigation
District, and regulations, contracts, easements, and water and irrigation rights in
connection therewith.

2. Any dues, charges or assessments of the Enterprise Irrigation District.

3. Rules, regulations and assessments of South Suburban Sanitary District.

4. Reservations and restrictions contained in the dedication of Cloverdale.

5. Reservations and restrictions contained in the dedication of Schiesel Tracts and
protective Covenants of Schiesel Tracts, recorded August 15, 1958, in Deed Volume
302 page 97, records of 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

Except as stated above

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$22,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 28 day of June, 1971.

Victor James Allen

STATE OF OREGON, County of Klamath ss. June 28, 1971

Personally appeared the above named Victor James Allen

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

(OFFICIAL SEAL)

Before me: Carolyn DeVos
Notary Public for Oregon
My commission expires Jan. 9, 1973

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
First Federal Savings & Loan
540 Main
Klamath Falls, Oregon
97601

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
28 day of June, 1971,
at 4:41 o'clock P.M., and recorded
in book M71 on page 6718
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title.

By Cynthia D. Milne Deputy

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