

60450

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KNOW ALL MEN BY THESE PRESENTS, That Jack F. Simington and Erlene Simington, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles R. Arnold and Doris M. Arnold, 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:

All that portion of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the centerline of the Sprague River and Westerly of the road known as the Drews Ranch Road.

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 easements or restrictions of record, or those apparent on the face of the land, if any, as of the date of this deed;

and that grantor will warrant and forever defend the above granted 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 \$3,500.00.

However, the actual consideration consists of ~~it or includes other property or value given or promised which is~~ consideration (indicate which):
In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 10 day of December, 1970

STATE OF OREGON, County of Klamath, ss.
Personally appeared the above named Jack F. Simington and Erlene Simington

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

Before me: [Signature]
Notary Public for Oregon
My commission expires 3-31-74

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

Charles R. Arnold
Box 371
Sprague River, Ore
97639

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

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-
ment was received for record on the
17th day of January, 1972,
at 11:20 o'clock AM, and recorded
in book M 72 on page 577

Record of Deeds of said County.
Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk

Title.

By [Signature] Deputy
Fee \$2.00