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KNOW ALL MEN BY THESE PRESENTS, That MARVIN W. SIMCOX and DOROTHY H.

SIMCOX, husband and wife, , hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARTHUR PORRAS and AL CASTRO PORRAS, as tenants by the entirety, , 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:

Lot 1, Block 95, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, as recorded in Klamath County, Oregon,

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property, (including those set forth in the Declaration of Restrictions recorded on the 21st day of July, 1965, as Document No. 99078, Vol. M 65, Pages 165, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herin.)

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 those of record,

1-11-17

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 \$10.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^⓪

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13th day of June, 1972.

Marvin W. Simcox
Dorothy H. Simcox

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 13th day of June, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARVIN W. SIMCOX and DOROTHY H. SIMCOX, husband and wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

L. A. D. [Signature]
Notary Public for Oregon.
My Commission expires 1-31-73

WARRANTY DEED

(FORM No. 703)

STEVENS-NEES LAW FIRM, CO., PORTLAND, ORE.

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 13th day of JUNE, 1972, at 10:52 o'clock A.M., and recorded in book M 12 on page 6300 Record of Deeds of said County.

Witness my hand and seal of County affixed

WM. D. MILNE

COUNTY CLERK

Title.

By *[Signature]* Deputy.

AFTER RECORDING RETURN TO

G. L. Davis

415 Newton

Medford Ore

[Signature]