

KNOW ALL MEN BY THESE PRESENTS, That KELLY D. BLACK and DINA BLACK,  
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by JERRY GAIL SIMPSON and JUDITH ANNE SIMPSON, husband and  
wife,

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 39 in Block 1, FIRST ADDITION TO KELENE GARDENS, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; regulations,  
including levies, liens, assessments, water and irrigation rights and  
easements for ditches and canals and rights of way and easements, of  
Klamath Irrigation District and South Suburban Sanitary District; reserva-  
tions, restrictions, easements and rights of way of record, and those  
apparent on the land; TRUST DEED, including the terms and provisions  
thereof, dated November 17, 1969, recorded December 1, 1969, in Book M-69  
at page 9992, executed by Kelly Black and Dina Black, husband and wife,  
to Transamerica Title Insurance Co., trustee for beneficiary Ward Cook  
Inc., an Oregon corporation, by instrument dated 2/3/70, recorded 2/16/70  
in Book M-70 at page 1159 said Trust Deed was assigned to Electrical  
Workers Benefit Association, which said Trust Deed Grantees herein assume  
and agree to pay according to the terms thereof and hold Grantors harmless  
therefrom.

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  
above set forth

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 \$ 18,000.00  
part of the / consideration (indicate which) /  
the whole / consideration (indicate which) /

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 24th day of November, 1972.

*Kelly D. Black*  
*Dina Black*

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named KELLY D. BLACK and DINA BLACK, husband  
and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *John D. Goshen*  
Notary Public for Oregon  
My commission expires 11/25/72

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Kelly D. Black et ux

TO  
Jerry Gail Simpson et ux

AFTER RECORDING RETURN TO  
Jerry G. Simpson  
4846 Lorrayne Place  
City 97601

(DON'T USE THIS  
SPACE) RESERVED  
FOR RECORDING  
LABEL IN COUN.  
11ES WHERE  
USED.)

FEE \$ 2.00

STATE OF OREGON

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
24th day of November, 1972,  
at 3:50 o'clock P.M., and recorded  
in book M 72 on page 13599 or as  
filing fee number 10704, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE  
COUNTY CLERK  
By *Kagel D. Darg* Deputy