

38029

KNOW ALL MEN BY THESE PRESENTS, That Jack F. Simington and Erlene G. Simington

for the consideration hereinafter stated to the grantor paid by Ralph L. Pettit and Jean D. Pettit, hereinafter called the grantor, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

That portion of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 25, Township 32 South, Range 7 East of the Willamette Meridian, lying North and East of the center thread of the Williamson River.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth.

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 \$-0-  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 11th day of JANUARY, 1977; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Jack F. Simington  
Erlene G. Simington

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
1-11, 1977

Personally appeared the above named Jack F. Simington and Erlene G. Simington and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
Dorothy A. Dupper  
Notary Public for Oregon  
My commission expires: MAR. 7, 1975

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.

STATE OF OREGON, County of Klamath } ss.  
1-11, 1977

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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 that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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:  
Notary Public for Oregon (OFFICIAL SEAL)  
My commission expires: \_\_\_\_\_

## WARRANTY DEED

TO \_\_\_\_\_

AFTER RECORDING RETURN TO

Ralph L. Pettit  
1130 Shelly  
Klamath Falls, OR  
97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of October, 1977, at 3:49 o'clock P.M., and recorded in book M77 on page 20645.

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

Wm. D. Milne  
County Clerk

Title:  
By Bernetha D. Hetsch Deputy  
Fee \$3.00