

1967/50

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That JACK F. SIMINGTON and ERLENE G. SIMINGTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD M. LEANO and DONNA LEANO, husband and wife, tenants by the entirety

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:

Township 35 South, Range 10 East, Willamette Meridian:

Section 24: S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$

SUBJECT TO: 1970-71 taxes; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; all contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any of the above there may be; reservation of easement for private road 15' wide on North boundary and 30' wide on East boundary; and rights of way and easements of record and apparent thereon.

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 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 \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) \$500.00 cash; \$4500.00 @ 7% at \$50.00 per month.

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

WITNESS grantor's hand this 14<sup>TH</sup> day of Aug., 1970

Jack F. Simington  
Erlene G. Simington

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named JACK F. SIMINGTON and ERLENE G. SIMINGTON August 14, 1970

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

Before me: Donald K. Smith  
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

JACK F. SIMINGTON &  
ERLENE G. SIMINGTON

TO

RICHARD M. LEANO and  
DONNA LEANO

AFTER RECORDING RETURN TO

Richard M. Leano  
1241 Funston, #204  
San Francisco, Ca 94122

(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 instrument was received for record on the 15th day of January, 1980, at 11:57 o'clock A.M., and recorded in book M80 on page 825 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By Bernetha H. Heltsch Deputy

Fee \$3.50