

82535

WARRANTY DEED

MTC-884-K

Page

5925

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOIS L. MC MILLAN, Trustee for LMC FAMILY TRUST, 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:

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Reserving an easement for private road purposes 30 feet wide along the Westerly and Easterly boundary of the above described parcels.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Deed recorded in Volume 286, page 351, Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 stated above, or those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said 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 \$ 25,000.00

(The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 20th day of March, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

JACK F. SIMINGTON

ERLENE G. SIMINGTON

STATE OF OREGON,

County of Klamath

March 19, 1980

STATE OF OREGON, County of

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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

a corporation, 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:

(OFFICIAL SEAL)

Personally appeared the above named
JACK F. SIMINGTON and ERLINE G.
SIMINGTON, husband and wife

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

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 6/19/82

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Jack F. Simington
Star Rt. Box 141
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Ms. Lois L. McMillan, Trustee for LMC Family Trust
P.O. Box 305
Sprague River, OR 97630

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 31st day of March, 1980, at 12:04 o'clock PM, and recorded in book M-80 on page 5925 or as file/reel number 82535

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk

Recording Officer

By Deputy

Fee \$3.50

MOUNTAIN TITLE COMPANY