

# WARRANTY DEED

Vol. 138 Page 2138

KNOW ALL MEN BY THESE PRESENTS, That GIENGER ENTERPRISES, INC., a corporation duly organized and existing under the laws of the State of Oregon in consideration of FIFTY-FIVE THOUSAND FIVE HUNDRED -----(\$55,500.00)-----DOLLARS, to it paid by JACK F. SIMINGTON and ERLINE G. SIMINGTON, husband and wife, does hereby grant, bargain, sell and convey to said JACK F. SIMINGTON and ERLINE G. SIMINGTON, their heirs and assigns forever, the following real property, with the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and also all the estate, right, title and interest, at law and equity, therein and thereto, situated in the County of Klamath, and State of Oregon, bounded and described as follows, to-wit:

W1/2 EXCEPTING NW 1/4 SW 1/4 SW 1/4 of Section 24; NW 1/4, NW 1/4 SW 1/4 of Section 25; S 1/2 SE 1/4 NE 1/4, N 1/2 NE 1/4 SE 1/4, and SE 1/4 NE 1/4 SE 1/4 EXCEPTING W 1/2 NW 1/4 NE 1/4 SE 1/4 of Section 26, all in Township 35 South, Range 10 East of the Willamette Meridian.

SUBJECT TO: 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 there may be; Rights of the public in and to any portion lying within the limits of roads or highway; All subsurface rights, except water, are reserved in trust as set forth in instrument recorded January 16, 1958, in Deed Vol. 297, page 43, Records of Klamath County, Oregon (W1/2NW1/4 of Section 24); Reservations set forth in instruments recorded January 16, 1958, in Deed Vol. 297 page 43, and recorded September 26, 1957, in Deed Vol. 294, page 485, Records of Klamath County, Oregon (W1/2NW1/4 of Section 24) Reservations in deed recorded September 15, 1956, in Deed Vol. 286, page 351, Records of Klamath County, Oregon (S 1/2SW 1/4 of Sec. 24 and N 1/2NW 1/4 of Sec. 25); All subsurface rights, except water, are reserved in trust for the heirs of Able Walker (S 1/2SW 1/4 of Section 24 and N 1/2 NW 1/4 of Sec. 25).

TO HAVE AND TO HOLD the same to the said JACK F. SIMINGTON and ERLINE G. SIMINGTON as tenants by the entirety, their heirs and assigns forever. And the said GIENGER ENTERPRISES, INC., an Oregon corporation,

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does covenant with the said JACK F. SIMINGTON and ERLENE G. SIMINGTON and their legal representatives forever, that it is lawfully seized in fee simple of the above described and granted premises, and has a valid right to convey same; that the said real property is free from all encumbrances, except as above set out, and that it will, and its successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, GIENGER ENTERPRISES, INC., an Oregon corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and Secretary, and its corporate seal to be hereunto affixed this 10 day of June, A.D. 1970.

after recording return to:  
Mr. & Mrs. Jack Simington  
Star At Bldg 141  
Chelquin, OR. 97624

GIENGER ENTERPRISES, INC.,  
an Oregon corporation

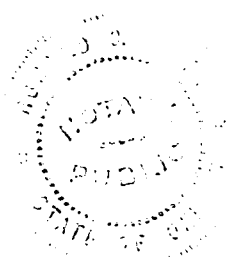
By Leroy Gienger  
President

GIENGER ENTERPRISES, INC.,  
an Oregon corporation

By Elvira P. Kienger  
Secretary

Before me: [Signature]  
Notary Public for Oregon

My Commission expires 3-31-74



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Mountain Title Co.

This 17th day of April A.D. 19 80 at 2:10 o'clock P. M.

Substantially recorded in Vol. M80, of Deeds on Page 7186

Page 2-  
Warranty Deed

Fee \$7.00

Wm D. MILME, County Clerk  
By [Signature]

