

86141

KNOW ALL MEN BY THESE PRESENTS, That EARL W. BAKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack F. Simington & Erlene G. Simington, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land in the SW 1/4 of NE 1/4 of Section 12, Township 34 South, Range 7 1/2 East of the Willamette Meridian, described as follows: Beginning at a point on the West line of the Dalles-California Highway and the center line of Tecumseh Springs; thence following the center line of said Springs in a Southerly direction of the convergence of said stream and Crooked Creek; thence following down the center line of said Crooked Creek in a Southeasterly direction to the Northerly line of a tract conveyed to Fred A Zumbun by deed recorded April 3, 1959, in Deed Book 3119 at page 272; thence East 2100' thence to the West line of Dallas California Highway; thence North along the West line of said Highway to the point of beginning.

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(IF SPACE IS SUFFICIENT, 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 \*\* (see other side of Warranty Deed)

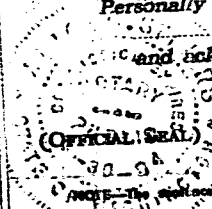
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,200.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 5th day of June, 19 80.

Earl W. Baker

WASHINGTON STATE OF OREGON, County of Kitsap ) ss. June 5, 1980, 19 Personally appeared the above named Earl W. Baker



and acknowledged the foregoing instrument to be his voluntary act and deed. Before me: Alice C. Stevens Notary Public for Oregon Washington My commission expires 4/30/84

Form with fields for Grantor's Name and Address (Earl W. Baker, 3701 Beach Drive East, Port Orchard, Washington 98366) and Grantee's Name and Address (Jack F. Simington, Star Route Box 141, Chiloquin, Oregon 97624).

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of ... I certify that the within instrument was received for record on the ... day of ... 19... at ... o'clock ... M., and recorded in book/reel/volume No. ... on page ... or as document/fee/tile/instrument/microfilm No. ... Record of Deeds of said county. Witness my hand and seal of County affixed.

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cc 7-20

EXCEPT rights of the public in and to any portion of said premises lying within the limits of roads and highways, reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded December 16, 1958, in Deed Vol. 307 at page 590, Records of Klamath County, Oregon from the United States of America to Phillip W. Hill, also known as Phillip Wayne (Hill) Nelson; and easements and rights of way of record and apparent thereon.

STATE OF OREGON, COUNTY OF KLAMATH;

Filed for record in Vol. 180 of Deeds on June 27th day of June A. D. 1980 at 2:16 P. M. and duly recorded in Vol. 180 of Deeds on Page 11857

Wm D. MILNE, County Clerk

By Bernetha J. Hetch

Fee \$7.00

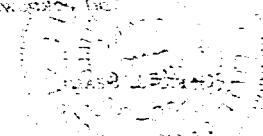
TO HAVE AND TO HOLD the same unto the said grantor and grantor's heirs, successors and assigns forever. The said grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the premises hereinafter described shall be free from all encumbrances (other than those specifically mentioned herein) and that the grantor will warrant and forever defend the same against all lawful claims and demands of all persons claiming under the above described encumbrances. The use and rental consideration paid for this transfer shall be \$10,000.00 for the year 1980 and \$10,000.00 for each year thereafter. In witness whereof the said and where the contract so signed, the regular includes the date of June 27, 1980.

*[Handwritten signature]*

June 27, 1980

STATE OF OREGON, County of Klamath, Bernetha J. Hetch

Below me: Notary Public for Oregon Washington My commission expires 1/30/84



STATE OF OREGON  
County of Klamath  
I certify that the above instrument was received for record on the day of June 1980 and recorded to book and folio as indicated hereon. Witness my hand and seal of office this 27th day of June 1980.

STATE OF OREGON  
County of Klamath  
Bernetha J. Hetch  
Notary Public for Oregon  
Washington  
My commission expires 1/30/84