

93197

FORM No. 633—WARRANTY DEED.

1967/50

Vol. 1780

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STEVENS NEWS & PUB. CO., PORTLAND, ORE.

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

to grantor paid by JAMES H. GRIFFITH, JR., hereinafter called the grantor, for the consideration hereinafter stated,

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 Oregon and State of Oregon, described as follows, to-wit:

Township 35 South, Range 10 East, Willamette Meridian:

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

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 30' wide along the Westerly and Southerly boundary of the above described real property; and easements and rights of way 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 law-
ful 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 31 day of August, 1970.

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Jack F. Simington and Erlene G. Simington

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

(OFFICIAL SEAL)

Before me: John A. Maass
Notary Public for Oregon
My commission expires 7-2-74

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 and
ERLENE G. SIMINGTON

TO

JAMES H. GRIFFITH, JR.

AFTER RECORDING RETURN TO

JAMES GRIFFITH
600 WESTERN STAR PL.
DANVILLE, CA. 94526

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 3.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
1st day of December, 1980,
at 2:53 o'clock P. M., and recorded
in book M80 on page 23238
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

By Jacqueline J. Mettler Title Deputy

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No.

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ck