

1967/50

JACK F. SIMINGTON and ERLENE G. SIMINGTON 7859

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 BEN J. STALEY & JACQUELINE M. STALEY, husband & wife, tenants by the entirety, as to an undivided one-half interest, and ROY C. PHILLIPS & ELEANOR D. PHILLIPS, husband & wife, tenants by the entirety, hereinafter called the grantee, as to an undivided one-half interest, 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 $\frac{1}{2}$ SW $\frac{1}{4}$ 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 running North and South along the common boundary between the East half and the West half of the above described real property; reservation of subsurface rights, except water, in trust for the heirs of Able Walker; 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,

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 \$ 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). ~~xxxxxx~~ \$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 29th day of SEPTEMBER, 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

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

Before me:

John A. Maass

Notary Public for Oregon

My commission expires 7-2-74

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, 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

BEN J. STALEY et ux and

ROY C. PHILLIPS et ux

AFTER RECORDING RETURN TO

Roy Phillips  
15750 Los Angeles Ave #222 Home  
More Park Calif 93021

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 21 day of June, 1982, at 9:33 o'clock A.M., and recorded in book M 82 on page 7859. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Title.

By [Signature] Deputy

Fee \$4.00

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