

12988

WARRANTY DEED

Vol. 118 Page 7992

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 NEWPORT PROPERTY ACQUISITIONS, INC., a California Corporation, 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 SW $\frac{1}{4}$, NW $\frac{1}{4}$, and N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 24, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM all subsurface rights as reserved by Deeds recorded in Volume 297, page 43 and Volume 297, page 45, Deed Records of Klamath County, Oregon.

- continued on the reverse side of this deed -

(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 on the reverse side of this deed and 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 \$ 52,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (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 23rd day of June, 1982; 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

EARLENE G. SIMINGTON

STATE OF OREGON,

County of Klamath

June 23, 1982

STATE OF OREGON, County of) ss.

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

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

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

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)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Mr. & Mrs. Jack F. Simington

St. Rt. Box 141
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Newport Property Acquisitions, Inc.
610 Newport Center Drive, Suite 550
Newport Beach, CA 92660

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) ss.

I certify that the within instrument was received for record on the day of , 19 ,

at o'clock M., and recorded in book on page or as

file/real number, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

- continued from the reverse side of this deed -

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. Covenants, conditions, and restrictions as contained in Deed from United States of America, recorded in Volume 297, page 43, Deed Records of Klamath County, Oregon: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved in trust for the heirs of Rueben Walker, deceased Klamath Allottee No. 879."
3. Covenants, conditions, and restrictions as contained in Deed from United States of America, recorded in Volume 297, page 45, Deed Records of Klamath County, Oregon: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads, and pipe lines, and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved, in trust for the heirs of Theodore Walker, deceased Klamath Allottee No. 1288."
4. Reserving unto the Grantor his heirs, successors, and assigns an easement for private roadway purposes described as follows:
 - a) 15' along the Southerly boundary and 15' along the easterly boundary of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 24, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.
 - b) 30' wide along the westerly boundary and 15' along the northerly boundary of the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 24, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.
 - c) 30' wide along the westerly boundary of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 24, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.
 - d) 30' wide along the easterly boundary of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 24, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

2:53

this 23 day of June A.D. 19 82 at 2:53 o'clock P.M., and

duly recorded in Vol. M 82, of Deeds on file 7992

Fee \$8.00

EV. LYN BIEHN, County Clerk

By Jayne McArthur