

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 GEORGE EDWARD WILKINSON and CHARLOTTE MARY WILKINSON, husband and wife, tenants by the entirety

, 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:

Township 35 South, Range 10 East, Willamette Meridian:

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

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 subsurface rights, except water, in trust for the heirs of Ruben Walker; 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,

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). \$500.00 cash; \$4,500.00 @ \$50.00 per month inclusive of 7% interest which has been paid in full. In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 5th day of January, 1971.

Jack F. Simington
Erleene G. Simington
January 5, 1971

STATE OF OREGON, County of) 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

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

GEORGE EDWARD WILKINSON
& CHARLOTTE MARY WILKINSON

AFTER RECORDING RETURN TO

Mr. & Mrs. George Wilkinson
12229 Julius Ave.
Downey, CA 90242

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of October, 1982, at 11:23 o'clock A. M., and recorded in book M82 on page 14456 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title.

By Kenneth A. Letch Deputy

Fee \$4.00