

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 JERRY OLDENKAMP, single

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:

PARCEL 1: The S $\frac{1}{2}$ of NW $\frac{1}{4}$; NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 25; the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$; NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$; E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$; SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 26. All in Township 35 South, Range 10 East of the Willamette Meridian.

PARCEL 2: N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 25, Township 35 South, Range 10 East of the Willamette Meridian.

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; 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 \$61,250.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). \$8,000.00 cash; \$53,250.00 @ 7% per quarter plus 1% S.H.S. 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.

STATE OF OREGON, County of KLAMATH
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

JERRY OLDENKAMP

AFTER RECORDING RETURN TO

JERRY OLDENKAMP
3202 CAMPANIL DR.
SANTA BARBARA, CALIF
93107

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17 day of Jan, 1983, at 2:55 o'clock P.M., and recorded in book M83 on page 887. Record of Deeds of said County.

Witness my hand and seal of County attested.

Evelyn Niehn County Clerk

Title.

By Deputy

Fee \$4.00