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M31663
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 21668

FRANK L. REED & VELMA B. REED & RONALD P. LEIFESTE & JAMES L. REED & WILLIAM R. HALL
hereinafter called grantor,
convey(s) to BERNARD L. SIMONSEN and RHEA E. SIMONSEN TTES SIMONSEN FAMILY TRUST DATED
3-20-86 all that real property situated in the
County of Klamath, State of Oregon, described as:

Government Lots 1, 2, 3 and 4, Section 30, Township 35 South, Range 14 East of the
Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM
the NE $\frac{1}{4}$ of said Government Lot 2.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Subject to rules and regulations of Fire Patrol District.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
THOSE AS SET FORTH HEREINABOVE

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 42,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (Indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23 day of November, 19 87.

Ronald P. Leifeste
Frank L. Reed
Velma B. Reed

William R. Hall
James L. Reed

STATE OF OREGON, County of Klamath)ss.

On this 23 day of November, 19 87.

Personally appeared the above named Frank L. Reed & Velma B. Reed & Ronald P. Leifeste & William R. Hall and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marlene Y. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Frank L. Reed, et al

GRANTOR'S NAME AND ADDRESS

Bernard L. & Rhea E. Simonsen

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bernard L. & Rhea E. Simonsen

6847 Alta Vista
Rancho Palos Verdes, CA 90274
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Bernard L. & Rhea E. Simonsen

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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

at _____ o'clock _____ M., and recorded in book/roll/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

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Aspen
TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

21669

STATE OF ~~OREGON~~ CALIFORNIA

County of Orange } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 25TH day of November, 19 87
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named James L. Reed

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Christine Delancey
Notary Public for ~~Oregon~~ California
My Commission expires May 29, 1990

ALL INSTRUMENTS MUST BE FILED WITH THE APPROPRIATE CITY OR COUNTY CLERK
FOR RECORDATION AND TO BE RECORDED IN THE PUBLIC RECORDS.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Company

on this 2nd day of December A.D., 19 87
at 3:31 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 21668

Evelyn Biehn, County Clerk
By Ram Smith

Fee, \$15.00

Deputy.

Before me, the undersigned, a Notary Public for Oregon,
My Commission Expires May 29, 1990

STATE OF OREGON

County of ...
I certify that the within instrument
was presented to me on the ... day
of ... 19 ... at ... o'clock
of ... M. and recorded
in book ... of said county
instrument being the ...
Record of ... of said county
Witness my hand and seal of office
this ... day of ... 19 ...

NOTARY PUBLIC
STATE OF OREGON
My Commission Expires ...