

3806

WARRANTY DEED

MTC 35932DS

JACK F. SIMINGTON and ERLENE G. SIMINGTON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
ALVIN MARENCO AND PEGGY MARENCO, HUSBAND AND WIFE,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

That portion of the S1/2 of the SE1/4 OF SECTION 24, Township 32 South,
Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying
South of the center thread of the Williamson River.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 1,250.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ALVIN MARENCO 8475 Marenco Ranch Dr. Red Bluff, OR
976080

Dated this 31 day of July, 1995

Jack F. Simington
JACK F. SIMINGTON

Erlene G. Simington
ERLENE G. SIMINGTON

NOTARY ACKNOWLEDGEMENT

STATE OF Alaska ss. July 31 19 95
COUNTY OF _____

Personally appeared the above named Jack F. & Erlene G. Simington
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Darryl Evans
Notary Public for Alaska

My commission expires W/OFFICE

(seal)



Return to:
ALVIN MARENCO
8475 Marenco Ranch Dr.
Red Bluff, Or.
976080

Darryl Evans
POSTMASTER
GUSTAVUS, ALASKA 99826-9998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day
of Aug A.D., 19 95 at 11:51 o'clock A M., and duly recorded in Vol. M95
of _____ Deeds on Page 20256

FEE \$30.00

By Bernetha G. Letch, County Clerk
Thelma