

1967/50

KNOW ALL MEN BY THESE PRESENTS, That JACK SIMINGTON and ERLENE SIMINGTON, husband and wife

to grantor paid by ROY C. PHILLIPS and ELEANOR PHILLIPS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, 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:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 2 and Lot 1 in Block 4 of BUTLER'S ADDITION TO FORT KLAMATH, OREGON, together with the South one-half of vacated "A" Street adjoining Block 2 on the North and the West one-half of vacated Wood River Boulevard lying North of the North line of 1st Street and that portion of the East one-half of vacated Wood River Boulevard lying North of the South line of Lot 1, Block 4 BUTLER'S ADDITION TO FORT KLAMATH, extended Westerly and the vacated alley in Block 2 BUTLER'S ADDITION TO FORT KLAMATH.

SUBJECT TO: 1969-70 taxes; contract dated October 27, 1960, wherein Joanna Taylor, a widow is seller and Jack Simington and Erlene Simington, husband and wife, are purchaser, which interest of Joanna Taylor was assigned to Mary E. Moss; 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,

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law- and that ful 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 \$60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is \$10,000.00 on closing; \$34,694.34 assumed indebtedness; \$15,305.66 by contract.

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

WITNESS grantor's hand this 15th day of May, 1970

Jack Simington

Erlene Simington

STATE OF OREGON, County of KLAMATH

Personally appeared the above named JACK SIMINGTON and ERLENE SIMINGTON May 18th 1970

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

(OFFICIAL SEAL)

Before me: Alameda E. Harrison

Notary Public for Oregon

My commission expires Aug 5, 1970

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 SIMINGTON and  
ERLENE SIMINGTON

TO

ROY C. PHILLIPS and  
ELEANOR PHILLIPS

AFTER RECORDING RETURN TO

Jinoh Wonbae + Choul Ja  
Kim

P.O. Box 428

Ft. Klamath, OR 97626

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of Nov., 19 95 at 2:32 o'clock p.m., and recorded in book M95 on page 30670. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch,

County Clerk Title.

By Annette Mueller Deputy

Fee \$30.00

11-09-95P02:32 RCVD