

2009-012458

Klamath County, Oregon



00072871200900124580010012

09/21/2009 10:22:07 AM

Fee: \$21.00

FORM No. 633—WARRANTY DEED.

1967/50

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 DONALD P. GILL and JOAN L. GILL, 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: Parcel 1: NE $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$   
Parcel 2: S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$

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 easement for private road 30' wide along the westerly and southerly boundary of Parcel 1 and along the easterly boundary of Parcel 2; 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 \$15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). \$1500. cash; \$13,500. @ \$150.00 per month, inclusive of 7% interest

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 31 day of August, 1970.

Jack F. Simington  
Erlene G. Simington  
August 31, 1970

STATE OF OREGON, County of Klamath ) 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 July 2, 1974

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

DONALD P. GILL and

JOAN L. GILL

AFTER RECORDING RETURN TO TAX'S

Donald + Joan Gill  
6460 E. Palomino Circle  
Somis, CA 93066

STATE OF OREGON,

County of \_\_\_\_\_

ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_.  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By \_\_\_\_\_

Deputy

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