

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **EUGENE BAILEY**

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
**DAVID B. FLEMING**

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of **Klamath**, State of Oregon, described as follows, to-wit:

Lot # 4, Block 6, Winema Peninsula Unit # 2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$2,250.00**

However, ~~if the whole or any part of the property is to be conveyed to the grantee as a tenant in common with other persons, the deed shall so indicate which~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **23<sup>rd</sup>** day of **August**, 19**75**;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

*Eugene Bailey*

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of **Klamath** ) ss.  
**August 23<sup>rd</sup>**, 19**75**

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_ who, being duly sworn,

each for himself and not one for the other, did say that the former is the

\_\_\_\_\_ president and that the latter is the

\_\_\_\_\_ secretary of \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

**EUGENE BAILEY**

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me: *Harold E. Young*  
Notary Public for Oregon  
My commission expires **Jan 6, 1976**

Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)

*1342 Worden Ave Klamath Falls*  
*Eugene Bailey Oregon*  
**EUGENE BAILEY**  
GRANTOR'S NAME AND ADDRESS  
*David B. Fleming*  
**DAVID B. FLEMING**

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
*David B. Fleming*  
**DAVID B. FLEMING**  
*1342 Worden Avenue*  
**1342 Worden Avenue**  
City **Chiloquin** NAME, ADDRESS, ZIP **97624**

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

**David B. Fleming**  
**P.O. Box 431 Chiloquin, Oregon 97624**

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )

County of **KLAMATH** ) ss.

I certify that the within instru-  
ment was received for record on the  
**25<sup>th</sup>** day of **AUGUST**, 19**75**,  
at **10:50** o'clock **A.M.**, and recorded  
in book **M. 75** on page **9868** or as  
file/reel number **4116**,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

**M. D. MILNE**

*Harold E. Young*  
Recording Officer  
Deputy

FEE \$ 3.00

RECEIVED  
AUG 25 1975

© 10:50 A.M.