

1-1-74

## 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 part of the consideration is to be paid in installments, the grantor shall indicate which of the following provisions shall apply.~~ (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, 1975;  
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  
August 23<sup>rd</sup>, 1975

ss.

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 \_\_\_\_\_

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

Before me:  
Notary Public for Oregon  
My commission expires Jan 8, 1976

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  
1342 Worden Avenue  
City 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

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
25<sup>th</sup> day of AUGUST, 1975,  
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

Recording Officer

Deputy

FEE \$ 3.00

RECEIVED  
AUG 25 1975  
10:50 AM