

1-1-74

71329

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MITCHELL D. ROSE and TERRIE RAE ROSE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALEX FLEMING, JR. and VELMA LEE FLEMING, husband and wife, 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:

"South Half of the North Half of the Northeast Quarter of the Northwest Quarter of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon."

(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 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 those of record or apparent on the face of the land,

and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00 & other consideration. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (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 22 day of February, 1978; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
February 22, 1978

Personally appeared the above named Mitchell D. Rose,

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

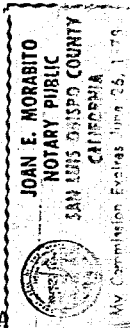
Before me: [Signature]  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 7/19/78

STATE OF ~~OREGON~~ CALIFORNIA } ss.  
County of San Luis Obispo  
April 3, 1978

Personally appeared the above named Terrie Rae Rose

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

Before me: [Signature]  
(OFFICIAL SEAL) Notary Public for ~~Oregon~~ CALIFORNIA  
My commission expires:



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alex + Velma Fleming  
Box #2 Box 889  
Spring River OR 97639  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 26th day of July, 1978, at 1:59 o'clock P.M., and recorded in book 179 on page 17808 or as file/reel number 71329, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Mr. D. Milne Recording Officer  
By Bernard J. Block Deputy

Fee \$3.00

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2002