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KNOW ALL MEN BY THESE PRESENTS, That Richard O. Fleming and Phyllis T. Fleming hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD L. ALLEN 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:

Lot 3 in Block 2 of Tract 1131, The Wades, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land and TRUST DEED, including the terms and provisions thereof executed by Richard O. Fleming et ux, to Wilson J. Wade et us as beneficiary, dated October 12, 1977, recorded November 8, 1977 in Vol M77 page 21506, which said Trust Deed GRANTEES herein agree to assume and pay according to its terms.

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.

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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 \$ 7,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 10 day of February, 1981; 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)

Richard O. Fleming
Phyllis T. Fleming

STATE OF ~~OREGON~~
County of Macomb ss.
February 7, 19 81

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19 _____

Personally appeared the above named Richard O. Fleming and Phyllis T. Fleming and acknowledged the foregoing instrument to be their voluntary act and deed.

_____ and 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 _____, a corporation, of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: Corrine E. Haag
Notary Public for Macomb County, Mich.
My commission expires: Nov. 3, 1982

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Mr. and Mrs. Richard O. Fleming

GRANTOR'S NAME AND ADDRESS

Donald L. Allen

GRANTEE'S NAME AND ADDRESS

After recording, return to:
Donald L. Allen
Box 15, Dairy, OR 97625

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of February, 1981, at 3:31 o'clock P.M., and recorded in book/reel/volume No. M81 on page 2093 or as document/fee/file/instrument/microfilm No. 95697, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Bernetha A. Feltch Deputy

Fee \$3.50