

14044

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Page

9714

KNOW ALL MEN BY THESE PRESENTS, That
Verlin D. Teasley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Donald E. Fleming and Helen J. 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 23, in Block 8, OREGON SHORES SUBDIVISION TRACT NO. 1053
according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

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 set forth on the reverse of this deed, or those apparent upon the
land, if any, as of the date of this deed.

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 \$ 9,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 29th day of July, 1982;
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.

Verlin D. Teasley
Verlin D. Teasley

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
July 29th, 1982

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

_____ 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 _____

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Personally appeared the above named
Verlin D. Teasley
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.
Genda Steele
Notary Public for Oregon
My commission expires: 7/3/85

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Verlin D. Teasley

GRANTOR'S NAME AND ADDRESS
Donald E. Fleming and Helen J. Fleming
P.O. Box 7294
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
Per Grantee
NAME, ADDRESS, ZIP
Per Grantee
NAME, ADDRESS, ZIP

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

STATE OF OREGON,
County of _____) ss.
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/real number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Taxes for the fiscal year 1982-83 a lien not yet due and payable.
2. Reservations as contained in plat dedication.
3. Conditions and restrictions, but omitting restrictions, if any, based on race color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 13, 1973 in Volume M73, page 10698
4. Assessments, rules and regulations of Oregon Shores Recreation Club.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 29 day of July A.D. 19 82 at 10:48 o'clock AM., and
duly recorded in Vol. M 82, of Deeds on Page 9714

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McArthur