

42778

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 1884 Page 18640

KNOW ALL MEN BY THESE PRESENTS, That FLEMING, husband and wife

HERSCHEL B. FLEMING and LENA MAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES W. BARRETT and JOSEPHINE BARRETT, 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:

Lot 8 in Block 2 of BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



## MOUNTAIN TITLE COMPANY INC.

(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 AS shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 32,000.00

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 31st day of October, 1984; 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)

Herschel B. Fleming  
Herschel B. Fleming

Lena May Fleming  
Lena May Fleming

STATE OF OREGON,

County of Klamath

October 31, 1984

Personally appeared the above named  
Herschel B. Fleming and Lena May  
Fleming

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 \_\_\_\_\_

\_\_\_\_\_, a corporation,  
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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

Herschel B. &amp; Lena May Fleming

GRANTOR'S NAME AND ADDRESS

James W. & Josephine Barrett  
1168 S. E. Street  
Lakeview, OR 97630

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_,

SPACE RESERVED  
FOR  
RECORDER'S USE

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Recording Officer

By

Deputy

MOUNTAIN TITLE COMPANY INC.

## SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations, restrictions and easements, including the terms and provisions thereof, as contained in Deed recorded March 16, 1947 in Volume 229, page 407, Deed Records of Klamath County, Oregon, wherein J. Frank Bryant, et ux, are grantors and Ernest W. Fullen, et ux, are grantees, to wit:  
 "RESERVING to the grantors herein, their heirs and assigns, the right at any time to construct, build and erect ditches, pipelines, telephone lines and electric power lines in and upon said premises, and to keep and maintain the same. Said right to be for the benefit of adjacent property owners."
5. Real Estate Contract, including the terms and provisions thereof,  
 Dated: June 26, 1978  
 Recorded: June 27, 1978  
 Volume: M78, page 13753, Microfilm Records of Klamath County, Oregon  
 Vendor: Ernest W. Fullen, a single man  
 Vendee: Herschel B. Fleming and Lena May Fleming, as tenants by the entirety

The Grantees as they appear on the reverse of this deed agree to assume said Contract and to pay said Contract in full.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 31st day of October A.D. 19 84  
 at 4:28 o'clock P M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 18640

**EVELYN BIEHN**, County Clerk

By Ann Smith Deputy

Fee 8.00 Index: \$1.00