

OK

67093

WARRANTY DEED

Vol MSB Page 18750

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH VENTURE CAPITAL, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS G. FLEMING and DOROTHY M. 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:

Tracts 18, 19 and 20 of Ankeny Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Reservations and restrictions contained in deed recorded April 6, 1945 in Deed Volume 175 on page 99, records of Klamath County, Oregon.
3. Mortgage, including the terms and provisions thereof, recorded July 3, 1973 in Volume M-73 on page 8481 in favor of United States National Bank of Oregon, which Mortgage the grantees herein do not agree to assume and pay.

(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

Subject to easements and rights of way of record and apparent on 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 \$55,000.00

Ⓢ 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 1 day of Oct., 19 86, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

KLAMATH VENTURE CAPITAL, INC.

BY: Lucile F. Kepner

STATE OF OREGON,

County of \_\_\_\_\_

ss.

, 19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
Oct. 1, 19 86

Personally appeared Lucile F. Kepner MMX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX who, being duly sworn, each for himself and not one for the other, did say that the former is the XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

secretary of Klamath

Venture Capital, Inc. 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 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.

Before me:

Duran  
Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of October, 19 86, at 10:09 o'clock A.M., and recorded in book/reel/volume No. MSB on page 18750 or as fee/file/instrument/microfilm/reception No. 67093, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Liehn, County Clerk

By: Am Smith Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. & Mrs. Dennis H. Fleming  
6237 Nile Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath Venture Capital, Inc.  
P.O. Box 673  
7700 Cloud, California 96057

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$10.00