

447

MTC-21417P

WARRANTY DEED

Vol. M89 Page 8837

husband and wife

KNOW ALL MEN BY THESE PRESENTS, That

WESLEY G. DALRYMPLE & GLADYS DALRYMPLE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD E. FLEMING & HELEN J. FLEMING, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

That portion of Tract 30 of HOMEDALE, described as follows:

Beginning at a point 61.5 feet Northwesterly from the Southwest corner of said Tract; thence Northwesterly 60 feet along Southwesterly line; thence Northeasterly 300 feet, parallel to the Northwesterly line of said tract; thence Southeasterly 60 feet along the Northeasterly line; thence Southwesterly 300 feet to the point of beginning, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-11AB-5400

Subject to: Liens and encumbrances of record including existing ODVA loan which buyer assumes. 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."

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 and the above granted premises, free from all encumbrances EXCEPT those of record and 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 \$ 27,351.66.
~~part of the consideration paid for this transfer, stated in terms of dollars, is \$ 27,351.66.~~

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 22nd day of May, 19 89; 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.

Wesley G. Dalrymple
 Wesley G. Dalrymple

Gladys Dalrymple
 Gladys Dalrymple
 STATE OF OREGON, County of Klamath, ss.

Personally appeared _____ 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 _____

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:

Notary Public for Oregon
 My commission expires: _____

(OFFICIAL
 SEAL)

STATE OF OREGON,
 County of Klamath, ss.

5/22, 1989

Personally appeared the above named
Wesley G. Dalrymple & Gladys Dalrymple

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

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 8-16-92

Wesley G. & Gladys Dalrymple

3333 Shasta Way - Space #61
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Donald E. & Helen J. Fleming

P.O. Box 7294

Klamath Falls OR 97602

GRANTEE'S NAME AND ADDRESS

Donald E. & Helen J. Fleming

P.O. Box 7294

Klamath Falls OR 97602

NAME, ADDRESS, ZIP

Donald E. & Helen J. Fleming

P.O. Box 7294

Klamath Falls OR 97602

SINCE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 22nd day of May, 19 89, at 1:12 o'clock P.M., and recorded in book M89 on page 8837 or as file/reel number 447.

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Dr. Pauline Munkler, Deputy

Fee \$8.00