

R-40937

OK

10654

WARRANTY DEED

Vol. 190 Page 1829

KNOW ALL MEN BY THESE PRESENTS, That

Dale A. Fleming and Janice M. Fleming, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wray Partnership

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:

SEE EXHIBIT "A" ATTACHED HERETO

(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 the simple of the above granted premises, free from all encumbrances except those encumbrances of record and apparent upon the land which Grantees assume and agree to satisfy.

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 \$ 738,320.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 14th day of June, 1989; 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.

Dale A. Fleming
Janice M. Fleming

STATE OF OREGON, County of Klamath June 14, 1989

STATE OF OREGON, County of ss. 19

Personally appeared Dale A. Fleming and Janice M. Fleming, 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

Personally appeared the above named Dale A. Fleming and Janice M. Fleming and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Michael L. Brand Notary Public for Oregon My commission expires: 1-22-93

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Dale A. and Janice M. Fleming 4500 O'CONNOR ROAD KLAMATH FALLS, OREGON 97603 GRANTOR'S NAME AND ADDRESS

Wray Partnership 815 WASHBURN WAY KLAMATH FALLS, OREGON 97603 GRANTEE'S NAME AND ADDRESS

After recording return to: Wray Partnership 815 WASHBURN WAY KLAMATH FALLS OREGON 97603 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

NAME TITLE Deputy

By Deputy

190 JUN 25 AM 10 33

PARCEL 1:  
That portion of S $\frac{1}{2}$ SW $\frac{1}{4}$ , in Section 25, Township 39 South, Range 9 E.W.M. excepting however, from the effect of this conveyance, the South 126.7 feet thereof; Containing after making the aforesaid exception, 72.3 acres, and SAVING and EXCEPTING any portion lying in Homedale Road.

PARCEL 2:  
The N $\frac{1}{2}$ NE of Section 35 Township 39 South, Range 9 E.W.M., Klamath County, Oregon, SAVING AND EXCEPTING such portions of said premises as have been conveyed to the United States of America by deed recorded in Volume 326 at page 239, by deed recorded in Volume 30 at page 563, by deed recorded in Volume 45 at page 239, and by deed recorded in Volume 88 at page 309 of Deed Records of Klamath County, Oregon; and ALSO EXCEPTING that portion of said realty acquired by the United States of America under a declaration of taking in Volume 293 at page 183 of Deed Records of Klamath County, Oregon; ALSO EXCEPTING THEREFROM any portion lying within Homedale Road.

PARCEL 3:  
Tract 19 of "400" Subdivision, EXCEPTING THEREFROM that portion deeded to United States of America by deed recorded February 7, 1936, in Deed Volume 105, page 608 for 1-B-1-A Drain purposes. ALSO EXCEPTING THEREFROM that portion deeded to the United States of America by deed recorded August 26, 1960 in Deed Volume 323, page 581.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 26th day  
of Jan A.D., 19 90 at 10:33 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 1829.

Evelyn Biehn County Clerk  
By Pauline Mullins

FEE \$33.00