

10655

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WRAY PARTNERSHIP, a partnership consisting of Michael Barnes Wray, Mark Forbes Wray, Nancy Lee Dey, Stephen Waddington Wray, Susan Wray Hedges and Judith Wray Nelson, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE A. FLEMING and JANICE 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:

See attached Exhibit "A".

To Have and 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

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, state in terms of dollars, is \$535,000.

In construing this deed and where the context so requires, the singular includes the plural and the 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 11th day of Sept., 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 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.

STATE OF OREGON

County of Klamath

) ss.

WRAY PARTNERSHIP

By Michael Barnes Wray

By Mark Forbes Wray

By Nancy Lee Dey

Sept 11, 1989

Personally appeared the above named Michael Barnes Wray, a Managing Partner of Wray Partnership, and acknowledged the foregoing instrument to be its voluntary act and deed.

RETURN TO & TAXES  
MR. & MRS. DALE A. FLEMING  
5351 LOMBARDY LANE  
KLAMATH FALLS, OREGON 97603

Before me,

Barbara Hanson  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 8/29/90

'90 JUN 25 AM 10 33

STATE OF OREGON

County of Klamath

) ss.

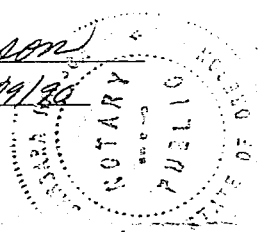
Sept 11, 1989

Personally appeared the above named Nancy Lee Dey, a Managing Partner of Wray Partnership, and acknowledged the foregoing instrument to be its voluntary act and deed.

Before me,

Barbara Hanson

NOTARY PUBLIC FOR OREGON

My Commission Expires: 8/24/90STATE OF WashingtonCounty of Skagit

) ss.

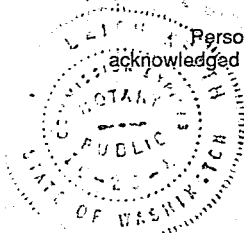
Sept 5, 1989

Personally appeared the above named Mark Forbes Wray, a Managing Partner of Wray Partnership, and acknowledged the foregoing instrument to be its voluntary act and deed.

Before me,

Mina Lopez (Kael)

NOTARY PUBLIC FOR

My Commission Expires: 10-28-89

Wray Partnership  
c/o 815 Washburn Way  
Klamath Falls, OR 97603

Grantor's Name and Address  
Dale A. and Janice M. Fleming

Grantee's Name and Address

After recording return to:

DALE A. FLEMINGANDJANICE M. FLEMING4500 O'CONNOR ROAD  
KLAMATH FALLS, OREGON 97603

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

ABOVE

STATE OF OREGON

County of Klamath

) 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/reel/volume \_\_\_\_\_, page  
\_\_\_\_, or as fee/file/instrument/micro-  
film /reception No. \_\_\_\_\_, Record of  
Mortgages of said County.  
Witness my hand and seal of  
County affixed.

Name

Title

By \_\_\_\_\_

EXHIBIT "A"  
LEGAL DESCRIPTION

Real property situate in Klamath County, Oregon, to wit:

Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Section 16: SW1/4

Section 23: E1/2 SW1/4, E1/2 NE1/4

Section 14: SE1/4, SW1/4

Section 15: SE1/4, N1/2 SW1/4, all that portion of the NW1/4 NW1/4 and of the S1/2 NW1/4 described as follows: Beginning at the corner common to Sections 9, 10, 15 and 16; thence East 183 feet; thence South 38 degrees 43' West 25 feet; thence South 7 degrees 30' West 370 feet; thence South 20 degrees 00' West 385 feet; thence South 33 degrees 15' East 425 feet; thence South 12 degrees 00' East 435 feet; thence South 56 degrees 30' East 350 feet; thence South 43 degrees 20' East 290 feet; thence South 18 degrees 30' East 300 feet; thence South 27 degrees 45' East 250 feet; thence South 80 degrees 00' East 190 feet; thence North 76 degrees 30' East 520 feet; thence South 76 degrees 00' East 345 feet; thence South 89 degrees 00' East 490 feet; thence South 65 degrees 30' East 30 feet; thence South to the Southeast corner of the SE1/4 NW1/4 of said Section 15; thence West along the South line of said NW1/4 of said Section 15, to the quarter corner common to Sections 15 and 16; thence North along the section line to the point of beginning.

Section 16: W1/2 NE1/4, SE1/4 NE1/4, E1/2 NW1/4, and the SE1/4

Section 22: E1/2 NE1/4, NE1/4 SE1/4

Section 23: E1/2 NW1/4, NW1/4 NW1/4, W1/2 NE1/4, NW1/4 SW1/4, and W1/2 SE1/4

Section 26: NW1/4 NE1/4

Tax Account Numbers:

4009 00000 00200	4009 00000 00300	4009 00000 00400
4009 00000 01800	4009 00000 01900	4009 00000 02000
4009 00000 02100	4009 00000 02200	4009 00000 02300
4009 00000 02500	4009 00000 02600	4009 00000 02700
4009 01400 00700	4009 01400 00800	4009 01400 00900
4009 01400 01000	4009 01400 01100	4009 01600 00200
4009 01600 00400		

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 A M., and duly recorded in Vol. M90  
of Deeds on Page 1831  
By Evelyn Biehn County Clerk  
Pauline Muelandere

FEE \$38.00