

16752

-WARRANTY DEED-

Vol. m90 Page 12551

AUBREY FLEMING and ARLENE FLEMING, husband and wife, grantors,
convey to RICHARD KEITH SMITH, all that real property situate in the
County of Klamath, State of Oregon, described as:

The SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 23,
Township 39 South, Range 9 East of the Willamette Meri-
dian, lying Southerly of the Great Northern Railroad
right of way. SAVING AND EXCEPTING the following por-
tion in the NE 1/4 SE 1/4 as follows: Beginning at the
Southwest corner of the NE 1/4 SE 1/4 of Section 23,
Township 39 South, Range 9 East of the Willamette Meri-
dian, in Klamath County, Oregon, which point of begin-
ning is marked by the intersection of old fence lines
with the center line of the Homedale-Dixon County Road;
thence North along the centerline of said county road a
distance of 145 feet; thence North 89°47' East, along a
line parallel to and 145 feet distant from the South
line of the NE 1/4 SE 1/4 of said Section 23, a distance
of 300 feet; thence South 145 feet, more or less, to the
South line of said NE 1/4 SE 1/4; thence South 89°47'
West, along said South line a distance of 300 feet, more
or less to the point of beginning.

and covenant that grantor is the owner of the above described property
free of all encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; rules, re-
gulations, liens and assessments of water users and sanitation districts;
the assessment roll and the tax roll disclose that the within described
premises were specifically assessed as farm land. (If said land becomes
disqualified for the special assessment under the statute an additional
tax may be levied, in which case the grantees shall pay the same) and
will warrant and defend the same against all persons who may lawfully
claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty-
Two Thousand Five Hundred and No/100ths (\$22,500.00) DOLLARS.

DATED this 4th day of April, 1974.

Aubrey Fleming
Arlene Fleming

STATE OF OREGON)
County of Klamath) ss.

June 20, 1974.

Personally appeared the above-named AUBREY FLEMING and ARLENE
FLEMING, husband and wife, and acknowledged the foregoing instrument to
be their voluntary act. Before me:



Burton E. Gray
Notary Public for Oregon
My Commission expires: June 16, 1978.

Until a change is requested all tax statements shall be mailed to the
following address: Richard Keith Smith, 3907 Hope Street, Klamath Falls, Oregon.

VANDENBERG AND BRANDSNESS
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day
of June A.D., 19 90 at 3:45 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 12551.

FEE \$28.00

Evelyn Biehn County Clerk
By Dorinda Mulenders