

212005

MOUNTAIN TITLE COMPANY

C.J. ROGERS and BETTY M. ROGERS, as

KNOW ALL MEN BY THESE PRESENTS That the grantor, for the consideration hereinafter stated, to grantor paid by DONALD E. FLEMING and HELEN J. FLEMING, as tenants by the entirety, hereinafter called the grantee and grantee's heirs, successors and assigns, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the improvements and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1, 2 and 3 in Block 1, TOWN OF LITHIA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811 V34BO 01900  
(includes other properties)

## MOUNTAIN TITLE COMPANY

"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 all those of record and those apparent to the land as of the date of this deed

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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

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 5th day of October, 1990; 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.

STATE OF OREGON,  
County of Klamath ) ss.  
October 8, 1990

C.J. Rogers  
Betty M. Rogers  
Betty M. Rogers

Personally appeared the above named  
C.J. Rogers and Betty  
M. Rogers

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

Notary Public for Oregon  
My commission expires: 6/8/92

STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this  
19, by  
president and by  
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: (SEAL)

Carl Rogers and Betty M. Rogers  
M.H.D. Hwy. 140 E  
Bly, OR 97525

Donald and Helen Fleming  
P.O. Box 7294  
Klamath Falls, OR 97602

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Klamath Falls, OR 97602

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Klamath Falls, OR 97602

STATE OF OREGON,

County of Klamath ) ss.  
I certify that the within instrument was  
received for record on the 8th  
day of Oct., 1990  
at 4:23 o'clock P.M., and recorded  
in book M90 on page 20366 or as  
file/reel number 21208

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

Evelyn Biehn, County Clerk

Recording Officer  
Deputy

L 28 \$28.00