

## STATUTORY SPECIAL WARRANTY DEED

THE JEANNETTE JACKSON TRUST, Grantor, conveys and specially warrants to BART A. FLEMING AND PAMELA K. FLEMING, husband and wife, Grantee, the following described real property, free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

That portion of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Government Lot 6, less 9.4 acres more particularly described in Deed Volume M-77 on page 12718, records of Klamath County, Oregon.

Also that portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  and Lot 5 of said Section 31 lying South of the following described line:

Beginning at a point on the West line of Section 31 which bears North 1466.33 feet from the Southwest corner thereof; thence N. 87°30'45" E. to the West meander line of Lost River.

all in Klamath County, State of Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$131,000.

RETURN TO AND Until a change is requested, all tax statements are to be sent to the following address: Bart A. Fleming and Pamela K. Fleming, 10755 Highway 39, Klamath, Falls, OR. 97603.

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.

Dated this 5th day of November, 1991.

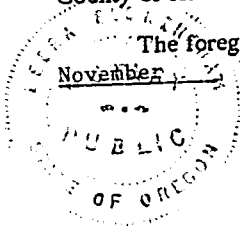
Jeannette Jackson  
TRUSTEE

STATE OF OREGON

County of Klamath

] ss.

The foregoing instrument was acknowledged before me this 19th day of November, 1991, by Jeannette Jackson, Trustee.



Richard Fairclo  
Notary Public for Oregon  
My Commission expires: 12-19-92

RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 6th day of Nov. A.D., 19 91 at 9:12 o'clock A. M., and duly recorded in Vol. M91 of Deeds on Page 23227.

Evelyn Biehn - County Clerk

By Quinn M. Mendenhall

FEE \$28.00

## (REAL PROPERTY DESCRIPTION, CON'T.:)

40 S., R. 11 E.W.M., at a point 640 feet East of the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section; thence West 640 feet; thence North 500 feet; thence East 360 feet to the irrigation ditch; thence Southeasterly in a straight line, along the irrigation ditch to the point of beginning, all in Section 4, T. 41 S., R. 11 E.W.M.

T. 40 S., R. 11 E.W.M.:

Section 33: That portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$  lying Southwesterly of the Pope-Flesher-Duncan Irrigation Ditch as it existed February 18, 1985. Also excepting therefrom that portion thereof lying with Pope Road.

Section 34: That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  lying Southwesterly of the Pope-Flesher-Duncan Irrigation Ditch as it existed February 18, 1985.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Giacomini & Knieps the 5th day  
of Nov. A.D. 19 91 at 4:19 o'clock P.M., and duly recorded in Vol. M91,  
of Deeds on Page 23225.

Evelyn Biehn County Clerk

By Pauline Muelandere

FEE \$33.00