



**KLAMATH COUNTY TITLE COMPANY**

K-43646

**STATUTORY WARRANTY DEED**  
(Individual or Corporation)

DALE A. FLEMING AND JANICE M. FLEMING

Grantor.

conveys and warrants to ROSS T. FLEMING

Grantee.

the following described real property in the County of Klamath and State of Oregon.

SEE ATTACHED EXHIBIT "A"

'91 DEC 3 AM 11 03

This property is free of liens and encumbrances, EXCEPT

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 275,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 2nd day of December 19 91 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Dale A. Fleming  
DALE A. FLEMING

Janice M. Fleming  
JANICE M. FLEMING

STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 2nd day of December 19 91  
by Dale A. Fleming and  
Janice M. Fleming

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Debra Ruth Jan  
Notary Public for Oregon  
My commission expires: 12-19-92

Notary Public for Oregon  
My commission expires:

After recording return to:

Ross R. Fleming  
5351 Lombardy Lane  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1: That portion of S½SW¼, 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 N½NE 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.

ORDER NO. K-43646

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day of Dec. A.D. 19 91 at 11:03 o'clock A.M., and duly recorded in Vol. M91 of Deeds on Page 25225.

FEE \$33.00

Evelyn Biehn County Clerk

By *D. Biehn*