



## WARRANTY DEED

ASPEN TITLE #05044035

AFTER RECORDING RETURN TO:  
DONALD R. & CAROL L. POOR

*17604 Poor St*  
~~Klamath Falls~~ *OR 97603*

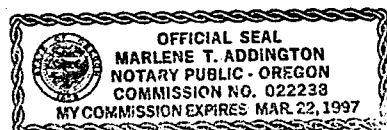
UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEDONALD E. FLEMING hereinafter called GRANTOR(S), convey(s) to  
DONALD R. POOR AND CAROL L. POOR, HUSBAND AND WIFE hereinafter  
called GRANTEE(S), all that real property situated in the County  
of KLAMATH, State of Oregon, described as:Lot 93, PLEASANT HOME TRACTS, in the County of Klamath, State of  
Oregon.

CODE 41 MAP 3909-2BA TAX LOT 8200

*JP*  
 "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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

And covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage, 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  
\$49,000.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 4TH day of DECEMBER 1995.

*Donald Earle Fleming by Judith Ann Baldwin His atty in fact.*  
 DONALD E. FLEMING BY JUDITH ANN  
 BALDWIN, HIS ATTORNEY IN FACT

STATE OF OREGON  
County of KLAMATHOn 12-5, 1995, JUDITH ANN BALDWIN, AS ATTORNEY IN FACT FOR  
DONALD E. FLEMING personally appeared before me,

who is personally known to me  
☒ whose identity I proved on the basis of id  
☐ whose identity I proved on the oath/affirmation of

\_\_\_\_\_, a credible witness  
 to be the signer of the above document, and he/she acknowledged  
 that he/she signed it.

*Marlene T. Addington*  
 Notary Public for OREGON  
 My Commission Expires: 3-22-97

33309

MA COMMISSIONER EXHIBITS:  
NOTARY PUBLIC FOR OREGON

that the same signed by  
to be the status of the above document, and to be

above identified & located on the other side of the  
above identified & located on the other side of the  
and is bona fide known to me  
BONITHA G. LETCHER, Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day  
of December AD. 1995 at 3:55 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 33308.  
By Bernetha G. Letsch, County Clerk  
Annette Mueller

FEE \$35.00

IN WITNESS WHEREOF, the County Clerk has hereunto set her hand and

signature this 5th day of December, 1995.

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CODE 41 876 3308-384 17X 101 8300

ORDERED:

FOR 33' BREVETED HOME DEEDS, TO THE COUNTY OF Klamath, Oregon

OF Klamath County, Oregon, qualified and

and so qualified (21) 111 1995 1995 Breveted Home Deeds, to the

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