

65045

AMT 45605 LW

WARRANTY DEED

Vol. M98 Page 31097

DAVID PARAS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

FRANK J. FLEMING and DOROTHY R. FLEMING, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 2 in Block 14 of OREGON SHORES SUBDIVISION TRACT NO. 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 12,500.00.

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

Dated this 21<sup>st</sup> day of August, 1998

David Paras  
DAVID PARAS

STATE OF

See Attached CA ACK 8-21-98 Sillman

COUNTY OF

SS.

19

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

ESCROW NO. MT45605-LW

Return to:

FRANK J. FLEMING

3076 E. Lake Avenue  
Chiloquin OR 97624

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

31098

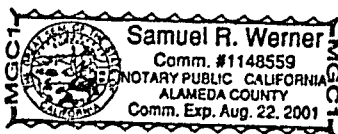
State of **CALIFORNIA**

County of **ALAMEDA**

On 8-21-98 before me, SAMUEL R. WERNER, NOTARY PUBLIC,

personally appeared DAVIS PARAS

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument he person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Samuel R. Werner

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### Capacity Claimed by Signer

☒ Individual(s)  
☐ Corporate Officer

Title

☐ Partner(s) ☐ Limited  
☐ General

☐ Attorney in Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐

Other

Signer Is Representing  
Name of Person or entity

### DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED  
KLAMATH CITY, OREGON  
62, BL14, 006920 SHARES SUB.  
TITLE OR TYPE OF DOCUMENT  
TRACT 1058

NUMBER OF PAGES

8-21-98

DATE OF DOCUMENT

NONE

SIGNERS OTHER THAN ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day of August A.D., 19 98 at 3:42 o'clock P M., and duly recorded in Vol. M98 of Deeds on Page 31097

FEE \$35.00

By Bernieha G. Letsch, County Clerk