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RECORDING COVER SHEET

ASPEN 52690

FOR CONVEYANCES, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

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This Space For County Recording Use Only
as of 1-1-97

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Raymond & Mary S. Flaming

P.O. Box 57

Crater Lake, OR. 97604

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty Deed

2. GRANTOR, as described in ORS 205.160.

Ross M. Epperson

3. GRANTEE, as described in ORS 205.160.

Raymond Flaming and Mary S. Flaming, Husband & Wife

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$8,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Raymond & Mary S. Flaming PO Box 57 Crater Lake, OR. 97604

LEGAL DESCRIPTION:

Lot 22, Block 3, Tract No. 1065, IRISH BEND, in the County of Klamath, State of Oregon.

CODE 118, MAP 3507-20BA, TAXLOT 1200



15447

WARRANTY DEED

ASPEN TITLE ESCROW 01050893

AFTER RECORDING RETURN TO:
 RAYMOND FLEMING AND MARY S. FLEMING
 PO BOX 57
 CRAFTER LAKE, OR 97604

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

RUSS M. EPPERSON, hereinafter called GRANTOR(S), convey(s) and
 warrants to RAYMOND FLEMING AND MARY S. FLEMING, HUSBAND AND
 WIFE, hereinafter called GRANTEE(S), all that real property
 situated in the County of Klamath, State of Oregon, described
 as:

LOT 22, BLOCK 3, TRACT NO. 1065, IRISH BEND, IN THE COUNTY OF
 KLAMATH, STATE OF OREGON.

CODE 118, MAP 3507-208A, TAXLOT 1200

"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
 \$8,000.00

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 10TH day of APRIL, 2001.

Ross M. Epperson
 ROSS M. EPPERSON

STATE OF ALASKA, County of Mat-Su Borough

On APRIL 10TH 2001, personally appeared
ROSS M. EPPERSON who
 acknowledged the foregoing instrument to be their voluntary act
 and deed.

Debbie C. Miller
 Notary Public for postmaster, Houston AK
 My Commission Expires: 99694

State of Oregon, County of Klamath
 Recorded 04/12/01, at 3:04 p.m.
 In Vol. M01 Page 15446
 Linda Smith,
 County Clerk Fee 26⁰⁰

