

2007-013601

Klamath County, Oregon



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07/31/2007 03:57:30 PM

Fee: \$36.00

GRANTOR NAME AND ADDRESS

Dale A. Fleming and Janice M. Fleming  
Husband and Wife

GRANTEE NAME AND ADDRESS

Dale A. Fleming and Janice M. Fleming,  
Trustees of the Fleming Living Trust  
dated June 7, 1994  
4500 O'Connor Rd., Klamath Falls, OR 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN  
435 OAK AVE.  
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEES  
4500 O'Connor Rd.  
Klamath Falls, OR 97603

**BILL OF SALE/DEED**

DALE A. FLEMING and JANICE M. FLEMING, husband and wife, conveys to DALE A. FLEMING and JANICE M. FLEMING, Trustees of the FLEMING LIVING TRUST dated June 7, 1994, Grantees, all of Grantor's interest in the buildings and improvements herein described, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, legally described as follows, to-wit:

See ATTACHMENT 1 incorporated herein by reference as if fully set forth

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's heirs, executors, administrators, successors and assigns forever.

And the Grantor hereby covenants and agrees to and with the said Grantee and to and with Grantee's successors in interest and assigns that Grantor is the owner of the above described personal property; that the same is free from all encumbrances whatsoever placed upon such personal property by Grantor; and that Grantor has a good right to sell the same; and that Grantor will and Grantor's heirs, executors, administrators and successors shall warrant and forever defend this sale against the lawful claims and demands of all persons whomsoever.

The true and actual consideration for this conveyance stated in terms of dollars is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

In construing this Bill of Sale/Deed and where the context so requires, the singular includes the plural and all grammatical

changes shall be made so that this instrument shall apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the Grantor has hereunto executed this document; if the undersigned Grantor is a corporation, it has caused its name to be signed and seal affixed by an officer duly authorized thereto by order of its board of directors.

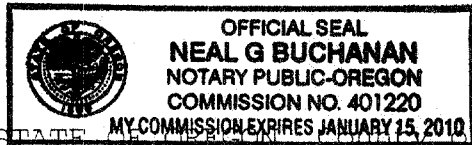
DATED this 31 day of July, 2007.

Dale A Fleming  
DALE A. FLEMING

Janice M. Fleming  
JANICE M. FLEMING

STATE OF OREGON, County of Klamath) ss.

July This instrument was acknowledged before me the 31 day of July, 2007 by DALE A. FLEMING.

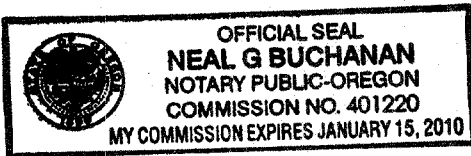


Neal Buchanan  
NOTARY PUBLIC FOR OREGON

My Commission Expires 1-15-10

STATE OF OREGON, County of Klamath) ss.

July This instrument was acknowledged before me the 31 day of July, 2007 by JANICE M. FLEMING.



Neal Buchanan  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 1-15-10

**ATTACHMENT 1**

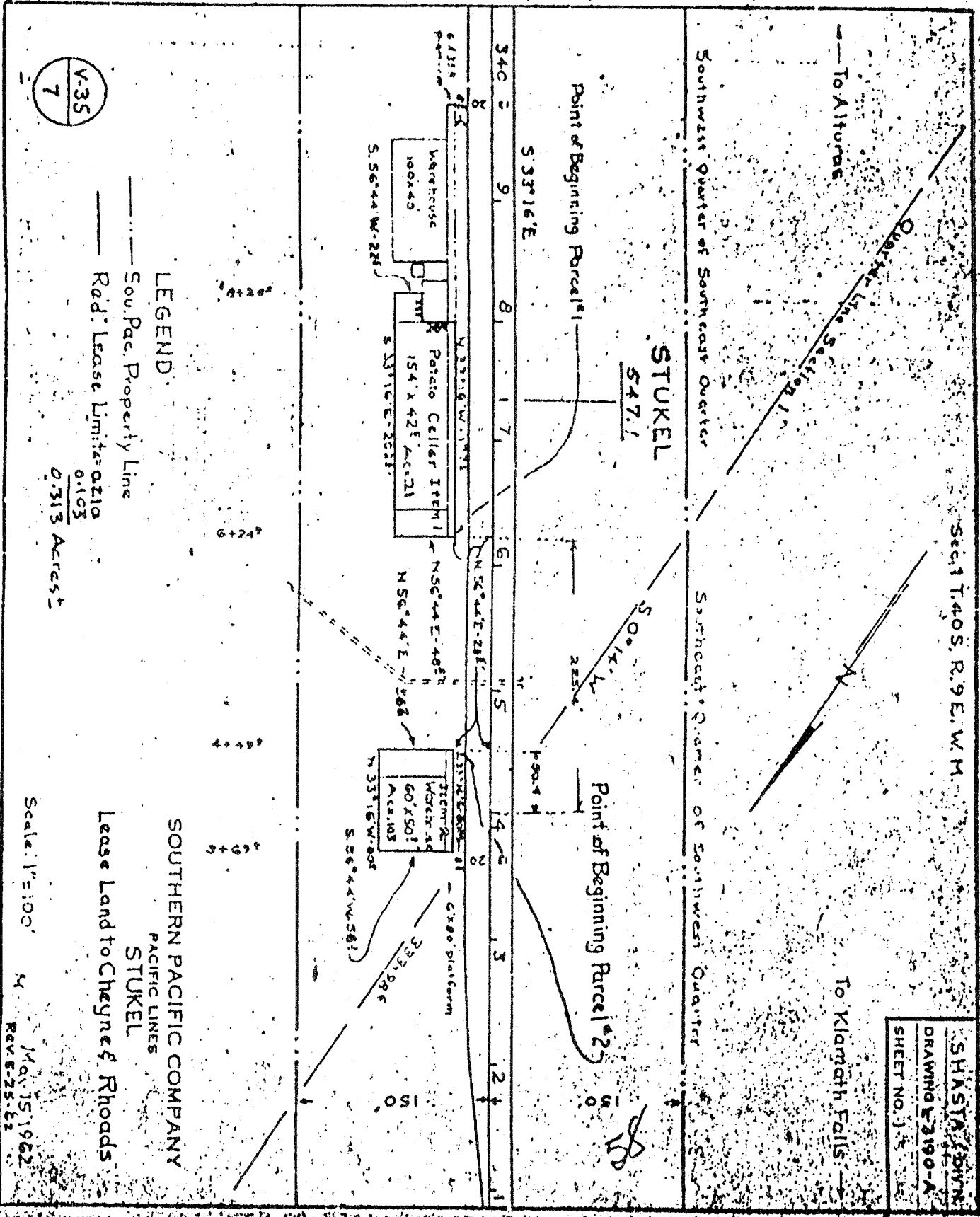
**PARCEL ONE:**

That certain northerly sheet metal building located on Southern Pacific property at Stukel Station, more particularly described on Southern Pacific Drawing #L-2199-A and attached to Conditional Sales Contract and Security Agreement as Exhibit "A", and further described on the 1976-77 tax rolls of Klamath County Oregon as Lot 1, Block 40, Range 9 WAREHOUSE AT STUKEL, account #0070-122-000-000-000. Specifically item #3 of said Southern Pacific Drawing #L-2199-A.

**PARCEL TWO:**

One 154' x 42.5' hollow tile potato cellar as shown as Item 1 on Southern Pacific Company drawing L-3190-A, attached hereto as Exhibit "A" and thereby made a part hereof as if fully set forth herein, on the following described real property situate in Klamath County, Oregon, to-wit: A portion of the SW 1/4 SE 1/4 of Sec. 1, Township 40 S., Range 9 E.W.M., more particularly described as follows: Beginning at Stukel Siding post number 336 of the Southern Pacific Lines Klamath Falls to Alturas railway track in the SW 1/4 SE 1/4, Sec. 1, Township 40 S., Range 9 E.W.M; thence North 56°44' East 28.5' to the point of beginning; thence North 56°44' East 48.5' to a point; thence South 33°16' East 202.0' to a point; thence South 56°44' West 22.5' to a point; thence North 33°16' West 25.0' to a point; thence South 56°44' West 26.0' to a point; thence North 33°16' West 177.0' to the point of beginning, containing .21 acres, more or less; in the SW 1/4 SE 1/4 of Sec. 1, Township 40 S., Range 9 E.W.M.

**SUBJECT TO:** Those certain reservations set forth in Bill Of Sale recorded at Vol. M-66, Page 827, records of Klamath County, Oregon



V-35  
7

LEGEND  
—— Sou. Pac. Property Line  
- - - Rad. Lease Limits 0.103  
0.313 Acres

SOUTHERN PACIFIC COMPANY  
PACIFIC LINES  
STUKEL  
Lease Land to Cheyney, Rhoads

Scale: 1"=100'  
May 15, 1962  
REV 5-25-62

DRAWER