

NTC 13916 - 10392

2011-002445

Klamath County, Oregon



00097627201100024450020028

02/23/2011 11:39:23 AM

Fee: \$42.00

## RECORDING COVER SHEET

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

### After Recording, Return To:

Amerititle  
Coll 6001  
300 Klamath Ave.  
Klamath Falls, OR 97601

### 1. Name(s) of the Transaction(s):

Warranty Deed

### 2. Direct Party (Grantor):

Mitchell Dean Rose  
Terrie Rae Rose  
William E. Quaresma  
Geraldine E. Quaresma

### 3. Indirect Party (Grantee):

Alex Fleming  
Velma Fleming

### 4. True and Actual Consideration Paid:

\$19,900.00

### 5. Legal Description:

See attached

AMERITITLE has recorded this  
instrument by request as an accomodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

42Paw

1-1-74

## WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That MITCHELL DEAN ROSE and TERRIE RAE ROSE, husband & wife, and WILLIAM E. QUARESMA and GERALDINE E. QUARESMA, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALEX FLEMING and VELMA FLEMING, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of the Southeast quarter of Section 26, Township 36 South, Range 11, East of the Willamette Meridian, described as follows: Beginning at the east quarter corner of said Section 26; thence West 873 feet, to a point; thence South 990 feet, to a point; thence East 873 feet, to a point; thence North 990 feet, to the point of beginning. Containing 20 acres, more or less.

A portion of the Southeast quarter of Section 26, Township 36 South, Range 11, East of the Willamette Meridian, described as follows: Beginning at a point 873 feet West from the East quarter corner of said Section 26. Thence from said point of beginning, West 873 feet to a point; thence South 990 feet, to a point; thence East 873 feet to a point; thence North 990 feet, to the point of beginning. Containing 20 acres, more or less.

SUBJECT TO: Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,900.00

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). Ⓢ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16th day of SEPTEMBER, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

CALIFORNIA  
STATE OF CALIFORNIA, )  
County of SAN LUIS OBISPO ) ss.  
September 16, 1974.

Personally appeared the above named persons

and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of ) ss.  
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Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

OFFICIAL SEAL

JANET C. TODD

NOTARY PUBLIC, CALIFORNIA

SAN LUIS OBISPO, CALIFORNIA

My Commission Expires July 24, 1976

My commission expires

California

7-24-76

MR. & MRS. MITCHELL D. ROSE and  
MR. & MRS. WM. E. QUARESMA  
c/o Rose, P.O. Box 994, San Luis Obispo,  
Ca.  
GRANTOR'S NAME AND ADDRESS  
MR. AND MRS. ALEX FLEMING  
426 No. Maple  
Fresno, Ca. 93702  
GRANTEE'S NAME AND ADDRESS

After recording return to:

AmeriTitle, Coll 6001

300 Klamath Ave.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same, no change

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE