

UTC 1396 - 103912

2011-002446

Klamath County, Oregon



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02/23/2011 11:39:57 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):

Geraldine E. Quaresma, Trustee of the Quaresma Family Trust

### 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 accommodation 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.

NL

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GERALDINE E. QUARESMA, TRUSTEE  
OF THE QUARESMA FAMILY TRUST

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 grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, 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 grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of October, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS  
THIS INSTRUMENT  
PROPERTY  
COUNTY PL

STATE OF CALIFORNIA } ss.  
COUNTY OF San Luis Obispo

On October 23, 1992 before me,  
the undersigned, a Notary Public in and for said County and State,  
personally appeared Geraldine E. Quaresma, Trustee

☒ personally known to me  
☐ proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) \_\_\_\_\_ subscribed to the within  
instrument, and acknowledged that \_\_\_\_\_ executed it.

Signature: [Signature]  
Notary Public in and for said County and State

Geraldine Quaresma, Trustee

Grantor's Name and Address

Alex Fleming & Velma Fleming

Grantee's Name and Address

After recording return to (Name, Address, Zip):

AmeriTitle

Call 6001

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

same-no change

SPACE RESERVED  
FOR  
RECORDER'S USE

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_, Deputy.