

## MOUNTAIN TITLE COMPANY

WARRANTY DEED MTC-88147 MSO Page 8390

KNOW ALL MEN BY THESE PRESENTS, That STANLEY J. PENCE and BEVERLY A. PENCE husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH G. THOMPSON and BETH A. THOMPSON, 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:

The South half of Lot 3 and all of Lot 4 in Block 20 of the Town of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

- 1. City liens, if any, due to the City of Merrill.
- 2. Sewer and water use charges, if any, due to the City of Merrill.
- 3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: October 10, 1977

Recorded: October 17, 1977

Volume: M77, page 19806, Microfilm Records of Klamath County, Oregon.

Amount: \$25,650.00

Mortgagor: Fred G. Worley and Phyllis J. Worley, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

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 except those stated above or those apparent upon the land, if any, as of the date of this deed

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 \$31,500.00

However, the actual consideration stated in this deed does not include other property or value given or promised which is the whole or part of the consideration and which is not the subject of this deed. 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 7th day of May, 1980; 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)

STANLEY J. PENCE

BEVERLY A. PENCE

STATE OF OREGON, } ss.  
County of Klamath  
May 7, 1980

STATE OF OREGON, County of } ss.  
May 7, 1980

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.

Personally appeared the above named STANLEY J. PENCE and BEVERLY A. PENCE, husband and wife

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

(OFFICIAL SEAL) Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Stanley J. Pence  
P.O. Box 165  
Malin, OR 97632

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Joseph G. Thompson  
P.O. Box 160  
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 7th day of May, 1980, at 11:06 o'clock AM., and recorded in book m80 on page 8390 or as file/reel number 84036, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernetha J. Lock Deputy Recording Officer

Fee \$3.50

MOUNTAIN TITLE COMPANY