

K-4325
MTC-1514P
WARRANTY DEED

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50387

KNOW ALL MEN BY THESE PRESENTS, That RICHARD A. THOMPSON and CLARICE V. THOMPSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GRUMPY'S FAST FOODS, INC., an Oregon Corporation 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:

Lots 17 and 18, Block 4,
Lenox, Klamath County, Oregon

(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 except easements or restrictions of record common to the area and apparent on the face of the land 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 \$ 15,900.00.

However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ ^{to be} considered in indicating 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 January, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Richard A. Thompson
Clarice V. Thompson

STATE OF OREGON, } ss.
County of Klamath
January 28, 1985

Personally appeared the above named
Richard A. Thompson and
Clarice V. Thompson
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me, *Steph M. Moore*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8/27/87

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, 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: (If executed by a corporation, affix corporate seal)

Richard A. and Clarice V. Thompson
1747 Carlson Dr., Klamath Falls, OR 97603
GRUMPY'S FAST FOODS, INC.
PO Box 683
Merrill, OR 97633

After recording return to:
Name, Address, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Name, Address, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 27th day of June, 1985, at 10:54 o'clock A.M., and recorded in book/reel/volume No. 1485 on page 9851 or as fee/file/instrument/microfilm/reception No. 50387. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By *Pam Smith* Deputy

Fee: \$5.00