

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDERICK L. THOMPSON & JOAN D. THOMPSON, husband and wife, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 15 and 16 in Block 9, MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3908-36DC-900

SUBJECT TO: Existing Trust Deed recorded in Volume M84 page 16013, Microfilm Records of Klamath County, Oregon which buyers herein do not agree to assume and pay, and seller further agrees to hold buyers harmless therefrom.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances EXCEPT those of record and 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 \$ 16,000.00. ~~This is the true and actual consideration paid for the transfer of the above described premises, and the grantor hereby covenants to defend the same against all claims of the grantee or his heirs, successors and assigns, except those of record and apparent upon the land, if any, as of the date of this deed.~~

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 12th day of September, 19 89; 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.

Samuel N. Mattern  
Samuel N. Mattern

STATE OF OREGON, )  
County of Klamath ) ss.  
9/12, 1989

Personally appeared the above named Samuel N. Mattern

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

Before me,  
(OFFICIAL SEAL) Evelyn Biehn  
Notary Public for Oregon  
My commission expires: 8-16-92

SAMUEL N. MATTERN

Box 251  
Barb CA 92222-003  
GRANTOR'S NAME AND ADDRESS

FREDERICK L. THOMPSON & JOAN D. THOMPSON

PO Box 8014  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

FREDERICK L. THOMPSON & JOAN D. THOMPSON

PO Box 8014  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

Use a change in repayment all tax statements shall be sent to the following address:

FREDERICK L. THOMPSON & JOAN D. THOMPSON

PO Box 8014  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

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:

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 13th day of Sept., 19 89, at 3:40 o'clock P.M. and recorded in book M89 on page 17267 or as file/reel number 5168.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By \_\_\_\_\_ Deputy