25961 MTC # 25045-DN **WARRANTY DEED** Vol M91 Page 2885

KNOW ALL MEN BY THESE PRESENTS, That Dennis R. Decker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Pamela M. Thompson

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, hereinafter called 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:*

Lot 3, Block 14, CHELSEA ADDITON to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

MOUNTAIN TITLE COMPANY

"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 ALL THOSE OF RECORD AND 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 $ 22,000.00 ~~[illegible]~~

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 15 *day of* February, *19* 91; *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.*

Dennis R. Decker

STATE OF OREGON,)
County of Klamath) *ss.*
February 15, *19* 91.

Personally appeared the above named Dennis R. Decker *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me:

Notary Public for Oregon
My commission expires:

DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 1/8/94

STATE OF OREGON, County of ( ) *ss.*
The foregoing instrument was acknowledged before me this , *19* , *by* ,
president, and by ,
secretary of
a *corporation, on behalf of the corporation.*
Notary Public for Oregon
My commission expires: *(SEAL)*

Dennis R. Decker
~~2207 South Midway Drive~~ 2134 Laurel St.
~~Beeville, TX 78102~~ K-Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Pamela M. Thompson
P.O. Box 304
Klamath Falls, OR 97601
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*
I certify that the within instrument was received for record on the 15 *day of* Feb, *19* 91, *at* 2:18 *o'clock* P *M., and recorded in book* M91 *on page* 2885 *or as file/reel number* 25961, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn
Recording Officer
28.00 *By* Bernetha J. Belisch *Deputy*