

**KNOW ALL MEN BY THESE PRESENTS, That**

DAVID E. BLANCHARD and LESLIE L. BLANCHARD, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

FRANK THOMPSON and DANA WALSH 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, 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:

The Westerly 40 feet of the Easterly 80 feet of Lot 1, Block 5 and the Westerly 80 feet of Lot 2, Block 5, DIXON SECOND ADDITION 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. SUBJECT TO: City Lien due to the City of Klamath Falls, Improvement Unit 296, Card 17 which the Grantee has agreed to assume and pay in full and to hold the seller harmless therefrom.

## 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 those of record and those apparent upon the land, if any, as the date of this deed.

record and those apparent upon the land, if any, as 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 \$ 28,000.00

*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 6th day of August, 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
August 6 1991

DAVID E. BLANCHARD

LESLIE L. BLANCHARD

Personally appeared the above named \_\_\_\_\_  
**DAVID E. BLANCHARD**  
**LESLIE L. BLANCHARD**

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

***Before me:***

Notary Public for Oregon  
My commission expires: 6/8/92

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)

~~DAVID E. BLANCHARD and LESLIE L. BLANCHARD~~

STATE OF OREGON,

55.

Country of            Klamath

I certify that the within instrument was received for record on the 7th day of Aug., 19 91, at 9:28 o'clock A M., and recorded in book M91 on page 15441 or as file/record number 32912,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

**Recording Officer**

By Audene M. Nuland, Deputy

**Fee \$28.00**