

OK 34607

WARRANTY DEED

Volume 91 Page 18557

KNOW ALL MEN BY THESE PRESENTS, That JEFFREY A. PENCE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH G. THOMPSON, 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 West one-half of the West one-half of Section 23; the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 23; and the West one-half of the Northwest quarter of the Northwest quarter of Section 26; All in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Conveys all of Jeffrey A. Pence interest which is an undivided 15 % interest.

(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 those of record and apparent to 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 \$ 500.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES EXCEPT THOSE OF RECORD AND APPARENT TO THE LAND.~~

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 1st day of September, 1991; 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 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.

Jeffrey A. Pence
Jeffrey A. Pence

STATE OF OREGON,
County of Klamath ss.
Sept 9, 1991

STATE OF OREGON, County of Klamath ss.
Sept 9, 1991

Personally appeared Jeffrey A. Pence 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

Personally appeared the above named Jeffrey A. Pence

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

Before me, Sheldon L. Bulk
Notary Public for Oregon

My commission expires: 6-11-93

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph G. Thompson
P.O. Box 160
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

28.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13 day of Sept, 1991 at 4:21 o'clock P.M., and recorded in book/reel/volume No. M91 on page 18557 or as fee/file/instrument/microfilm/reception No. 34607, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn Go Clerk
NAME TITLE

By Pauline M. Mendenhall Deputy

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