

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARSHA L. STEPHENS

MTC 30935-HF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED C. THOMASON and MARY L. THOMASON, 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:

Lot 4 in Block 8 of TRACT NO. 1060, SUN FOREST ESTATES, according to the official plat thereof on file of 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 those of 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 \$ 3,500.00

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 9 day of SEPT, 19 93; 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~~ Nevada )  
County of Washoe ) ss.  
September 9, 19 93

Personally appeared the above named MARSHA L. STEPHENS

and acknowledged the foregoing instrument to be voluntary act and deed

Before me:

Linda K. Luke  
Notary Public for ~~OREGON~~ Nevada  
My commission expires:

NOTARY PUBLIC - STATE OF NEVADA  
LINDA K. LUKE  
MY APPOINTMENT EXPIRES FEB. 14, 1994

STATE OF OREGON, County of \_\_\_\_\_  
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)

MARSHA L. STEPHENS  
1980 GEIGER GRADE  
RENO, NV 89511

GRANTORS NAME AND ADDRESS  
FRED C. THOMASON and MARY L. THOMASON  
1660 "B" ST.  
NAPA, CA 94559

GRANTEE'S NAME AND ADDRESS  
FRED C. THOMASON and MARY L. THOMASON  
1660 "B" ST.  
NAPA, CA 94559

NAME, ADDRESS, ZIP  
FRED C. THOMASON and MARY L. THOMASON  
1660 "B" ST.  
NAPA, CA 94559

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath  
I certify that the within instrument was received for record on the 15th day of Sept., 19 93, at 3:38 o'clock P. M. and recorded in book M93 on page 23813 or as file/reel number 68159  
Record of Deeds of said county  
Witness my hand and seal of office  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Deanna M. Mendenhall Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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