

mtc-72394

M05-72051

Klamath County, Oregon

12/29/2005 03:10:51 PM

Pages 2 Fee: \$26.00

WARRANTY DEED

Grantor: Stanley J. Pence, Jr.
21116 SE 256th Place
Maple Valley, WA 98038

Grantee: Stanley J. Pence, Sr. and Beverly A. Pence
PO Box 165
Malin, OR 97632

Consideration: 0.00

After recording, return to: Stanley J. Pence, Sr. and Beverly A. Pence
PO Box 165
Malin, OR 97632

KNOW ALL MEN BY THESE PRESENTS, That **Stanley J. Pence, Jr.**, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by **Stanley J. Pence, Sr., and Beverly A. Pence, husband and wife, as tenants-by-the-entirety**, hereinafter called Grantees, does hereby grant, bargain, sell and convey unto Grantees and Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, 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.

This deed is intended to convey all of Stanley J. Pence, Jr.'s interest in the above referenced property, which is an undivided 15% interest.

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 grantees' 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 \$0; however, the actual consideration consists of or includes other property or value given or promised, which is the whole thereof.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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26.00

In Witness Whereof, the Grantor has executed this instrument this 12th day of December, 2005; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Stanley J. Pence, Jr.
Stanley J. Pence, Jr.

STATE OF WASHINGTON)
County of KING) SS

This instrument was acknowledged before me on December 14, 2005, by Stanley J. Pence, Jr.

Dana M. Hiatt
Notary Public for Washington
My Commission Expires: 06-01-07

