

mtc-1396-7279

**M05-72052**

Klamath County, Oregon

12/29/2005 03:11:34 PM

Pages 2 Fee: \$26.00

**WARRANTY DEED**

**Grantor: Stanley J. Pence, Sr. and Beverly A. Pence, Trustees  
of the Pence Loving Trust dated May 24, 1990  
PO Box 165  
Malin, OR 97632**

**Grantee: Stanley J. Pence, Jr.  
21116 SE 256<sup>th</sup> Place  
Maple Valley, WA 98038**

**Consideration: 0.00**

**After recording, return to: Stanley J. Pence, Jr.  
21116 SE 256th Place  
Maple Valley, WA 98038**

**KNOW ALL MEN BY THESE PRESENTS, That Stanley J. Pence, Sr., and Beverly A. Pence, Trustees, or their successors-in-trust, under the Pence Loving Trust dated May 24, 1990, and any amendments thereto, hereinafter called Grantors, for the consideration hereinafter stated, to grantors paid by Stanley J. Pence, Jr., hereinafter called Grantee, do hereby grant, bargain, sell and convey unto Grantee and Grantee's 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 S ½ SW 1/4 of Section 22, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however to rights of the public in and to any portion of said premises lying within the limits of roads and highways.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantors are 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 grantors 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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AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

26.00

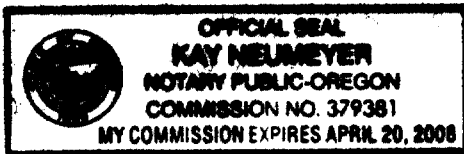
In Witness Whereof, the Grantors have executed this instrument this 16 day of DEC, 2005; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Stanley J. Pence, Sr. TTEE  
Stanley J. Pence, Sr., Trustee

Beverly A. Pence TTEE  
Beverly A. Pence, Trustee

STATE OF OREGON     )  
                                      ) SS  
County of Klamath     )

This instrument was acknowledged before me on December 16, 2005, by Stanley J. Pence, Sr. and Beverly A. Pence, Trustees, or their successors-in-trust, under the Pence Loving Trust dated May 24, 1990.



Kay Neumeier  
Notary Public for Oregon  
My Commission Expires: April 20, 2008