

1st 2226089 LW



After recording return to:
Mark A Thomson
P.O. Box 532
Malin, OR 97632

Until a change is requested all tax
statements shall be sent to the
following address:
Mark A Thomson
P.O. Box 532
Malin, OR 97632

File No.: 7021-2226089 (LW)
Date: March 19, 2014

2014-004680
Klamath County, Oregon
05/08/2014 01:13:56 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Stanley J. Pence and Beverly A. Pence, Trustees, or their successors in trust, under the Pence Loving Trust, dated May 24, 1990, and any amendments thereto., Grantor, conveys and warrants to Mark A Thomson, a married man and Lila M Thomson, an unmarried woman with right of survivorship , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 1, 2, 3, 4 & 5 in Block D, RAILROAD ADDITION TO THE CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$104,500.00**. (Here comply with requirements of ORS 93.030)

1st 47-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5 day of May, 2014.

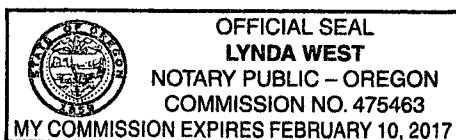
Stanley J. Pence and Beverly A. Pence,
Trustees, or their successors in trust, under
the Pence Loving Trust

Stanley J. Pence TRUSTEE
Stanley Pence, Trustee - Stanley J. Pence, Trustee

Beverly A. Pence
Beverly A Pence, Trustee

STATE OF Oregon)
)ss.
County of Klamath).

This instrument was acknowledged before me on this 5 day of May, 2014
by as of Stanley J. Pence and Beverly A. Pence, Trustees, or their successors in trust, under the Pence
Loving Trust, on behalf of the .



Lynda West
Notary Public for Oregon

My commission expires: 2-10-17