



99037

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WARRANTY DEED

HILTON R. THOMAS and THELMA JEAN THOMAS, husband and wife, hereinafter called Grantors, convey to FRANK E. WEST and LEORA K. WEST, husband and wife, hereinafter called Grantees, all that real property situated in Klamath County, State of Oregon, described as:

Lot 9, Block 4 FIRST ADDITION TO WINEMA GARDENS, Klamath County, Oregon,

SUBJECT TO: A certain mortgage, including the terms and provisions thereof, dated July 13, 1965, recorded July 14, 1965, in Mortgage Volume 231 at page 384, given to secure the payment of \$14,000.00 with interest thereon and such future advances as may be provided therein, executed by Hilton R. Thomas and Thelma Jean Thomas, husband and wife, to Pacific First Federal Savings and Loan Association, a corporation, which the Grantees herein expressly assume and agree to pay,

and covenant that Grantors are the owners of the above described property free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 19 day of July, 1965.

Hilton R. Thomas

Thelma Jean Thomas

STATE OF OREGON)
County of Klamath) ss.
July 19, 1965.

Personally appeared the above named HILTON R. THOMAS and THELMA JEAN THOMAS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Clayton W. Williams
Notary Public for Oregon
My Commission expires: 11/7/68

STATE OF OREGON COUNTY OF KLAMATH; ss.

Filed for recording at Oregon Title Insurance Co.

this 22 day of July A.D. 1965 at 10:40 A.M. and

duly recorded in Vol. M-65, at Page 107

9 DOROTHY ROGERS, County Clerk

Fee 1.50

By Clayton W. Williams