

600

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KNOW ALL MEN BY THESE PRESENTS, That
THELMA JEAN THOMAS, husband and wife,

HILTON R. THOMAS and

, hereinafter called the grantor,
in consideration of Ten & No/100, (\$10.00), & other consideration Dollars,

to grantor paid by ENOS I. HERKSHAN and DARLENE M. HERKSHAN, 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, that 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 7, Block 5, SECOND ADDITION to WINEMA GARDENS, Klamath County, Oregon.

SUBJECT TO: Mortgage, including the terms and provisions thereof, dated August 9, 1965, recorded August 11, 1965, in M-65 at page 786, given to secure the payment of \$15,500.00 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 & Loan Association, a Federal Corporation, which Grantees herein assume and agree to pay according to the terms and tenor thereof and hold Grantors harmless therefrom, and, subject, further, to Contracts, liens, assessments, rules and regulations for irrigation, sewage, and drainage, and restrictions, regulations, easements and rights of way of record, and those apparent on the land.

To Have and to Hold the above described and granted premises 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 of the above granted premises, free from all encumbrances except as above set forth

and that grantor will
warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 23 day of September, 19 65.



Hilton R. Thomas (SEAL)
Thelma Jean Thomas (SEAL)
(SEAL)
(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath) ss. September 23, 19 65

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 and deed.

Before me:

Notary Public for Oregon

My commission expires April 20, 1969

WARRANTY DEED

Hilton R. Thomas et ux

TO

Enos I, Herkshan et ux

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

AFTER RECORDING RETURN TO

Stiles Realty
48.31 So 6th
City

Fee \$1.50 Collect

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STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
24 day of Sept., 19 65
at 3:40 o'clock P.M., and recorded
in book M-65 on page 1983
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk—Recorder.

By *Jane Mear* Deputy.