

La 7964 K2 Co. A-19071

23893

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HILTON R. THOMAS, a single man,

hereinafter known as grantor, for the consideration hereinafter recited has bargained and sold and by these presents does grant, bargain, sell and convey unto DONALD A. RACHFORD and KATHERINE C. RACHFORD, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6 in Block 9 of THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and assessments of South Suburban Sanitary District.

2. Reservations and restrictions contained in deed from Anna E. Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, and W. E. Lofdahl, dated September 2, 1949, recorded September 28, 1949, in Deed Volume 234 at page 248, records of Klamath County, Oregon.

3. Right of Way, including the terms and provisions thereof, given by Dean J. Hall, a single man, to The California Oregon Power Company, a California corporation, dated May 23, 1956, recorded May 28, 1956 in Deed Volume 283, page 413, records of Klamath County, Oregon.

4. Reservations and restrictions contained in the dedication of Third Addition to Winema Gardens.

The true and actual consideration for this transfer is \$20,900.00. being

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 13th day of June 19 68.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. June 13, 1968.  
Personally appeared the above named HILTON R. THOMAS, a single man,  
and acknowledged the foregoing instrument to be his voluntary act and deed.

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

Before me:

E. Marie Owens  
Notary Public for Oregon  
My commission expires January 10, 1969

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20 day of June, 19 68 at 11:47 o'clock AM, and recorded in book M-68 on page 5501 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Fee 1.50

Dorothy Rogers

County Clerk-Recorder.

By Beverly J. Hughes

Deputy

Return  
First Federal Savings & Loan  
540 Main  
Klamath Falls, Oregon  
97601