A-19137

24529 Warranty Deed

VOL: ME PAGE 6405

This Inbenture Mitnesseth, That ORVAL KEITH MUSGROVE and

FERN MARIE MUSGROVE, husband and wife,

herein called grantors, in consideration of ONE THOUSAND SIX HUNDRED AND NO/100--- Dollars to them... paid, have bargained and sold and by these presents do... grant, bargain, sell and convey to

HILTON R. THOMAS, a single man,

herein called grantee , <u>his heirs</u> and assigns forever, the following-described premises, situated in <u>Klamath</u> County, State of <u>Oregon</u>:

Lot 7, Block 3, FIRST 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 in deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951, in Deed Volume 248, Page 397, records of Klamath County, Oregon County, Oregon.

(3) Reservations and restrictions contained in the dedication of First Addition to Winema Gardens.
(4) 1968-69 real property taxes which are now a lien but not yet payable,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

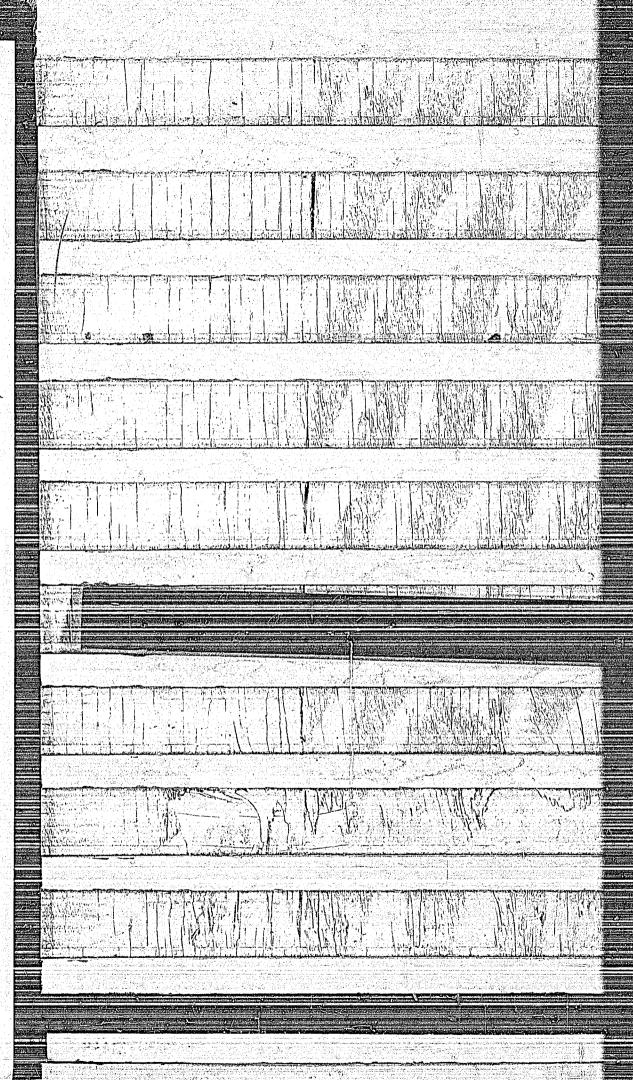
TO HAVE AND TO HOLD said premises unto grantee..., his and assigns forever. Said grantors do covenant to and with said grantee..., his heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$1,600.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 127 day of July, 1968.

Onal Keith Musgrove & Gen Marie milograve

H. F. SMITH Attorney at Law 538 Main Street Klamath Falls, Oregon



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County of KLAMATH ss. July	/2, 19_68.	
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	nalf of said corporation by authority of its Board d said Deed to be its voluntary act and deed.	
Before me:		William Lawrence property project from the
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