

A-17216

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VOL 7761 PAGE 7448

### Warranty Deed

This Indenture Witnesseth, 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, his heirs and assigns forever, the following-described  
premises, situated in Klamath County, State of Oregon:

Lot 6, 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.  
(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  
heirs 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 stated above;  
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 13th  
day of August, 1968.

Orval Keith Musgrove  
Fern Marie Musgrove

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



7449

STATE OF OREGON }  
County of KLAMATH } ss. August 13, 1968

Personally appeared the above-named ORVAL KEITH MUSGROVE and FERN MARIE MUSGROVE, husband and wife, known to me to be the identical person.s. described as grantor.s. in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Carolyn D. Voss*  
NOTARY PUBLIC FOR OREGON  
My commission expires Nov. 23, 1968

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_, 19\_\_\_\_

Personally appeared who, being first duly sworn did say that he the \_\_\_\_\_ of

and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

STATE OF OREGON }  
County of Klamath } ss  
Filed for record at request of  
Klamath County Title Company  
on this 15th day of August A. D. 1968  
at 1:01 o'clock P. M. and duly  
recorded in Vol. M 68 of Deeds  
Page 7448  
DOROTHY ROGERS, County Clerk  
By *[Signature]*  
Fee \$ 3.00

Return to:

*Arthur R. Thomas*  
*6315 Bryant*  
*Klamath Falls, Oregon*