KNOW ALL MEN BY THESE PRESENTS, That HILTON R. THOMAS, a single man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND F. DELLACROCE and LAURA J. DELLACROCE, husband and 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 16 in Block 7 of Third Addition to Winema Gardens, according to the official plat thereof on file in the Office of the County Clerk in Klamath SUBJECT TO: Rules, regulations and assessments of South Suburban Sanitary District; Reservations and restriction in deed from Anna E. Simmers, widow of A.J. Simmers, to Herman Lofdahl and W.E. Lofdahl, dated September 2, 1949 recorded September 29, 1949, in Deed Volume 234 Page 248, records of Klamat County, Oregon; 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; Reservations Deed Volume 283 Page 413, records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of Third Addition to Winema Gardens; A certain mortgage from Hilton R. Thomas, a single man, to First Federal Savings & Loan Association, of Klamath Falls, a federal corporation, in the amount of \$17,200.00 dated January 2, 1969, recorded January 6, 1969 in Vol. M69 Page 122, records of Klamath County, Oregon, which note and more gage grantees assume and agree to pay according to the terms thereof To Have and to Hold the same 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 shown above grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawtul claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The construing this deed and where the context so requires, the singular includes the plural. STATE OF OREGON, County of Klamath ...) ss. January /3 Resolvally appeared the above named ... Hilton R. Thomas, a single man. and acknowledged the foregoing instrument to be Before me: audrew a. Silani (OFFICIAL SEAL) Notary Public for Oregon
My commission expires March 13, 1970 WARRANTY DEED STATE OF OREGON, County of Klamath I certify that the within instrument was received for record on the 14thday of January 1969, at 11:52 o'clock A.M., and recorded in book M-69 on page 362 Record of Deeds of said County. AFTER RECORDING RETURN TO Witness my hand and seal of County affixed. Wm D. Milne