

8097 H.L. G. A. 1948

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FORM No. 633-WARRANTY DEED.

1967/50

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 A. GARTH KEEFER, a single man,

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 2 in Block 5 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes; rules, regulations and assessments of South Suburban Sanitary District; building and use restrictions for Moyina Manor, recorded September 4, 1968, in Volume M-68 at page 8013 Microfilm Records of Klamath County, Oregon, reservations, restrictions, easements and rights of way of record, and those apparent on the land.

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 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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,800.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$22,800.00.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 13 day of January 1969.

Hilton R. Thomas

STATE OF OREGON, County of Klamath, ss. January 13, 1969. Personally appeared the above named HILTON R. THOMAS, a single man,

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Wilma Matthews

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 2/23/70

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
Hilton R. Thomas

TO
A. Garth Keefer

AFTER RECORDING RETURN TO
First Federal Savings
540 Main
Klamath Falls, Oregon
97601

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

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of January 1969, at 4:12 o'clock P.M., and recorded in book N-69 on page 720. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

By [Signature] Deputy

Fee \$1.50