

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

30556

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This Indenture Witnesseth, THAT WALTER B. HOLM and RIGNOR L. HOLM, husband and

wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold by these presents do grant, bargain, sell and convey unto A. W. THOMAS and BETTYE F. THOMAS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 26 in Block 7 of THIRD ADDITION TO WINEMA GARDENS.

Subject to: Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and set back lines as shown on the Plat and in the Dedication of Third Addition to Winema Gardens; Restrictions, utility easements, and set back lines, including the terms and provisions thereof, as set forth in the Dedication of Third Addition to Winema Gardens; Trust Deed, including the terms and provisions thereof, dated Sept. 5, 1967, recorded Sept. 6, 1967, in M-67 at page 6918, executed by grantors to William Ganong as trustee for beneficiary, First Federal Savings and Loan Association of Klamath Falls, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,650.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals
this 25th day of March, 1969.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. March 25, 1969
Personally appeared the above named Walter B. Holm and Rignor L. Holm, husband and wife,

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

Before me:

Andrew A. Silani
Notary Public for Oregon
My commission expires March 13, 1970

After recording return to:

Silani Realty
314 S. 7th
Klamath Falls, Ore.

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of APRIL 1969, at 3:26 o'clock P.M., and recorded in book M-69 on page 2359 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MIDNE

By Charles F. Holzman
FEE \$1.50 Deputy