

48154 A-19625

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HILTON R. THOMAS, a single man,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold by these presents do es grant, bargain, sell and convey unto DOUGLAS A. CHAPMAN and ANN L. CHAPMAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 37 of SKYLINE VIEW, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Regulations, liens and assessments and laws relating to the Skyline View District Improvement Company; Reservations and restrictions in the dedication of Skyline View; and to easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,400.00.
~~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 grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, He has hereunto set his hand and seal
this 8th day of May, 1969.
(SEAL) *Hilton R. Thomas* (SEAL)

STATE OF OREGON, County of Klamath) ss. May 15th, 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:

Marie Owens
Notary Public for Oregon.
My commission expires January 27, 1973.

After recording return to:
Bruce Owens, Realtor.
520 Klamath Ave.
Klamath Falls, Ore.

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

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 19th day of May, 1969 at 4:30 o'clock P. M., and recorded in book M. 69 on page 3747. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne*
County Clerk-Recorder
Deputy

Fee \$ 1.50