

48305 74-70-88

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

VOLUME PAGE 747

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967

38382

KNOW ALL MEN BY THESE PRESENTS, That HILTON R. THOMAS, a single man,

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by LARRY L. TODD and ASTRID E. TODD,
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 8 in Block 4 of FIRST ADDITION TO MOYINA MANOR, Klamath County, Oregon.

SUBJECT TO: Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations and restrictions contained in the dedication of First Addition to Moyina Manor.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
SAVE AND EXCEPT AS ABOVE STATED

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 \$ 20,025.00
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (include which).~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 23rd day of January, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Hilton R. Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
January 23, 1970
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,
Notary Public for Oregon
My commission expires: June 14, 1970.

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

STATE OF OREGON, County of } ss.
Personally appeared
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of
a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:

(OFFICIAL SEAL)

WARRANTY DEED

HILTON R. THOMAS

TO
LARRY L. TODD and
ASTRID E. TODD

AFTER RECORDING RETURN TO

No. Just Federal & L.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 1.50

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STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 30th day of January, 1970, at 10:48 o'clock A.M., and recorded in book M-70 on page 747.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

COUNTY CLERK
Charles K. Klossman Deputy

JAN 30 10 44 AM 1970

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