

70-64

WARRANTY DEED

VOL. 70 PAGE 804

HILTON R. THOMAS, a single man, hereinafter called grantor, conveys to EDWARD V. STINSON and MARY C. STINSON, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 11 in Block 2 of MOYINA MANOR

SUBJECT TO: That certain mortgage, including the terms and provisions thereof, dated January 15, 1970, recorded January 15, 1970 in M-70 at page 392, given to secure the payment of \$15,900.00, with interest thereon and such future advances as may be provided therein, executed by Hilton R. Thomas, a single man to First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which the grantees herein expressly assume and agree to pay according to the terms thereof;

and covenant that grantor is the owner of the above-described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land, rules, regulations, liens and assessments of water user and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Nineteen Thousand Nine Hundred and No/100ths (\$19,900.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

DATED this 21 day of January, 1970.

Hilton R. Thomas

STATE OF OREGON)
County of Klamath) ss

January 21, 1970.

Personally appeared the above named HILTON R. THOMAS, a single man, and acknowledged the foregoing instrument to be his voluntary act. Before me:

James R. Dumas
Notary Public for Oregon
My Commission expires:
MY COMMISSION EXPIRES AUGUST 22, 1970

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.

this 2nd day of February A.D. 1970 at 11:05 o'clock A.M., and duly recorded in
Vol. M-70 of Deeds on Page 804

Fee \$1.50

WM. D. MILNE, County Clerk
By *Charles L. Christman* Deputy

FEB 2 11 05 AM 1970

ST. C. File on at reco Page

Fee

FEB 2 11 19 AM 1970