

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

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

Lot 14 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations, building set-back lines and utility easements as set forth on the Plat and in the Dedication of Fourth Addition to Winema Gardens; Easements and rights of way of record and those apparent on the land, if any; Mortgage, including the terms and provisions thereof, dated May 18, 1970, recorded May 18, 1970, in Vol. M-70 at page 3905, to First Federal Savings and Loan Association of Klamath Falls, which said mortgage 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 \$25,100.00. 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 June, 1970.

(SEAL)

Hilton R. Thomas (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. I, Notary Public for Oregon, do hereby certify that 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:

Willard Matthews
Notary Public for Oregon
My commission expires Feb 23 1974

After recording return to:

Transamerica
600 Main City

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 10th day of June 1970, at 4:03 o'clock P.M., and recorded in book 14-70 on page 4686. Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

By *Barbara K. Verdon* County Clerk—Recorder
Deputy
FEE \$1.50

JUN 10 4 53 PM 1970

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