

42071

JUN 23 2 19 PM 1970

VOL 70 PAGE 5119

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, and by these presents do es grant, bargain, sell and convey unto
WARREN WEAST and BEVERLY WEAST,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 7 in Block 2 of MOYINA MANOR.

Subject to: Grant of Right of Way, including the terms and provisions thereof, recorded March 15, 1966, in Deed Book M-66 at page 2196; Conditions and Restrictions, including the terms and provisions thereof, dated and recorded September 4, 1968, in M-68 at page 8013, omitting restrictions herein, if any, based on race, color, religion or national origin; Utility Easements and set-back lines as disclosed on the recorded Plat of Moyina Manor; Mortgage, including the terms and provisions thereof, dated April 28, 1970, recorded April 28, 1970, in M-70 at page 3314, 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 \$ 24,900.00.
~~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 do es 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 22nd day of June, 19 70

(SEAL)

Hilton R. Thomas (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. June 23, 19 70
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:

Mary J. Hull
Notary Public for Oregon.
My commission expires 8/16/73

After recording return to:

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 23rd day of JUNE, 1970, at 2:19 o'clock P.M., and recorded in book M. 70 on page 5120. Record of Deeds of said County.

Witness my hand and seal of County attixed.

WM. D. MILNE

By *W. D. Milne* County Clerk-Recorder
FEE \$1.50 Deputy

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

FEDER

FORM No. 105A

SH

THIS

by

to

WITN

grant, bargain,
tain real prop
follows, to-wit:

Lot

Together with
or in anywise appertan
profits therefrom, and
or at any time during
TO HAVE AND
heirs, executors, admini
This mortgage
following is a substantia

\$ 5,000.00
Each of the undersigned

FIVE THOUSAND
with interest thereon at the rate
in monthly installmen
monthly and
on the 20 day of