

2# 8466 TA 70-1511

WARRANTY TO CREATE ESTATE BY THE ENTIRETY

VOL. M 70 PAGE 9054

This Indenture Witnesseth, THAT

Hilton R. Thomas

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto Adolphus N. Williams and Nance E. Williams husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6, Block 11 of Fourth Addition to Winema Gardens,

SUBJECT TO: Taxes for the current fiscal year, 1970-71, which are now a lien, not yet payable. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith. The property under search is within the boundaries of the South Suburban Sanitary District and is subject to the regulations, liens, assessments, and laws relating thereto. Reservations, building set-back lines, and utility easements as set forth in the Plat and in the dedication of Fourth Addition to Winema Gardens, omitting restrictions herein, if any, based on race color, religion or national origin.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,900.00
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,900.00~~
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as on 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 as above set out and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal
this 2 day of October 19 70

(SEAL) *Hilton R. Thomas* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. October 2, 1970
Personally appeared the above named Hilton R. Thomas

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Welda Matthews
Notary Public for Oregon.
My commission expires Feb. 23 1974

After recording return to:

F.F.S.L.

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 02th day of OCTOBER 19 70, at 2:02 o'clock P.M., and recorded in book M 70 on page 9054. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *Hazel Deibel* County Clerk-Recorder
Deputy

FEE \$1.50

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

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