

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HOMER I. SIMPSON and BETTY P. SIMPSON, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to grantors paid by HULET B. THOMAS and RUBY REA THOMAS, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees as tenants by the entirety, and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The West 170 feet of a tract of land being 511.25 feet square lying in the SW corner of Gov't. Lot 3 of Sec. 14, Twp. 41 S., Range 10 East of W.M.; SUBJECT TO: (1) Easements and rights of way of record or apparent on the land; (2) Stock Subscription Contract executed by Jane S. Mason to Klamath Water Users Association, dated March 18, 1905, recorded October 13, 1905, in Mortgage Vol. 7B at page 74, Records of Klamath County, Oregon; and (3) Contracts, proceedings, liens, assessments and regulations for irrigation or drainage purposes.

To Have and to Hold the same unto the said grantees as tenants by the entirety and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above stated, and that grantors 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 \$1,500.00.

WITNESS grantors hands this 5th day of October, 1970.

Homer I. Simpson
Homer I. Simpson

Betty P. Simpson
Betty P. Simpson

STATE OF OREGON)
County of Klamath) ss

October 5, 1970

Personally appeared the above named Homer I. Simpson and Betty P. Simpson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William C. Bruckner
Notary Public for Oregon
My comm. expires Oct. 29, 1971

Return to: Hulet B. Thomas
P. O. Box 361

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Hulet B. Thomas

this 9th day of October A.D., 1970 at 10:50 o'clock A.M., and duly recorded in Vol. M70 of Records on Page 9069

Fee \$1.50

WM. D. MILNE, County Clerk
By Cynthia Bruckner

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