

848497 TA-70-1741

46928

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HILTON R. THOMAS,

VCN M70 PAGE 10525

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto JAMES L. TABLER and BRENDA J. TABLER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4, Block 11, FOURTH ADDITION TO WINEMA GARDENS, Klamath County, Oregon, EXCEPTING THEREFROM the Southeasterly 10 feet of Lot 4 (as measured at right angles to the Southeasterly line of said Lot 4) Block 11 FOURTH ADDITION TO WINEMA GARDENS.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,900.00. 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 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 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 17th day of November, 1970.

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

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. November 17, 1970

Personally appeared the above named Hilton R. Thomas,

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

Before me:

Walter Matthews
Notary Public for Oregon.
My commission expires Feb. 23, 1974.

After recording return to:

FFS & L

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of November, 1970, at 11:19 o'clock A.M., and recorded in book M70 on page 10525 Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

By *Wm. D. Milne* County Clerk-Recorder
Fee \$1.50 *Phyllis Butler* Deputy