

24832 7A 71-78

48530

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

VOL. 71 PAGE 805

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 DANIEL J. BURNS and ELISABETH BURNS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 11 in Block 12 of 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 28th day of January, 1971

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

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. January 29, 1971

Personally appeared the above named Hilton R. Thomas

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

Before me: *Gerald V. Brown*
Notary Public for Oregon.
My commission expires 11-12-74

After recording, return to:
540 Main
Klamath Falls, Ore.

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 29 day of January 1971, at 11:33 o'clock A. M., and recorded in book M-71 on page 805 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk-Recorder
Deputy Deputy
Fee 1.50

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

23

FORM No. 633-WARRANT
1967/50

KNOW A

A-20751

24853

FIRST
existing

prope

71-78

which
rents,
tainin
appar
leum,
descri
each
(S. 1
benef

If any
havin
note
more
any
as th

herein
free
execu
again

there
said
ceden
or h
hereo
prop
said
coste
times
here
fact
cont
here
no
now
by r
in
secu
fied
app
pre
liffe
sale
disc
obli

inter
the
pri
her
oth
ing
pay
the
are