

A-20704

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171 PAGE 2717

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that HILTON R. THOMAS, hereinafter called Grantor, for the consideration hereafter stated, to Grantor paid by T. O. CHASE and LEONA I. CHASE, husband and wife, hereinafter called Grantees, does hereby grant, bargain, sell and convey unto the said Grantees 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, State of Oregon, described as follows, to-wit:

Lot 8 in Block 13 of Tract 1003 (Third Addition to Moyina), according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Rules, regulations and assessments of South Suburban Sanitary District;
3. Rules, regulations, liens, assessments, contracts rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the 1st Addition to Moyina Improvement District.
4. Reservations and restrictions contained in the dedication of Tract 1003 (Third Addition to Moyina) as follows: "... said plat subject to: a building set-back line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities, and additional restrictions as shown in any recorded protective covenants."

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns, forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that Grantor 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.

BOIVIN & BOIVIN  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
OREGON 97603  
TELEPHONE 884-8101

Warranty Deed - Page 1



2718

1 The true and actual consideration paid for this  
2 transfer, stated in terms of dollars, is the sum of Three Thousand  
3 and no/100 Dollars (\$3,000.00).

4 WITNESS Grantor's hand this 29th day of March ,  
5 1971.

*Hilton R. Thomas*

6  
7 STATE OF OREGON )  
8 ) ss.  
9 County of Klamath )

10 On this 29th day of March , 1971, personally  
11 appeared before me, a Notary Public in and for said county and  
12 state, the within named HILTON R. THOMAS, and acknowledged the  
13 within instrument to be his voluntary act and deed.

*Geneva L. Shipsey*  
Notary Public for Oregon  
My Commission Expires: 6-14-73

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16  
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18  
19 STATE OF OREGON,  
20 County of Klamath  
Filed for record at request of

21 Klamath Co. Title Co.  
22 on this 1st day of April A.D. 1971  
23 at 3:50 o'clock P. M., and is  
24 recorded in Vol. M 71 of Deeds

25 Page 2717  
26 Wm D. MILNE, County Clerk  
27 By *Alice C. Tugger* Deputy  
28 Fee \$3.00

29  
30 *P. J. Tugger*  
31 Klamath County Title Co.  
32 P.O. Box 151  
Klamath Falls, Oregon 97601

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Warranty Deed - Page 2

45