

8604 TA-28-591

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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
Walter R. Richartz and Barbara J. Richartz,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2 in Block 13 THIRD ADDITION TO MOYINA.

Subject to: Rules, regulations, liens and assessments
of South Suburban Sanitary District; Easement, including
the terms and provisions thereof, recorded April 5, 1940
in Volume 128 at page 267, in favor of California Oregon
Power Company for pole and lines; Easement, including the
terms and provisions thereof, recorded June 5, 1967, in
M-67 at page 4178, in favor of California Pacific Utilities
Company; Easements for ingress and egress to the pump house,
10 feet in width, and easement and right of way along the
Southerly 20 feet of property in question, including the
terms and provisions thereof, as disclosed by deed to First
Addition to Moyina Improvement District, recorded October 8,
1965, in M-65 at page 2454; Reservations, building set-back
lines and utility easements as set forth on the Plat and in
the Dedication of Third Addition to Moyina.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,500.00
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 an
estate by the entirety. And the said grantor do es 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 7th day of May, 19 71

(SEAL)

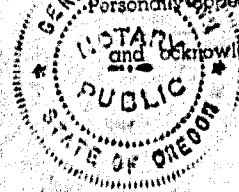
Hilton R. Thomas

(SEAL)

(SEAL)

May 7 19 71

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



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

Donald W. Brown
Notary Public for Oregon
My commission expires 11-12-74

After recording return to:

First Federal Savings
540 Main
City

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

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was re-
ceived for record on the 7th day of MAY
19 71 at 3:56 o'clock P.M. and recorded in book
M 71 on page 4095 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Hazel Dwyer County Clerk-Recorder
Deputy

FEE \$1.50