

54161 8693 28-1022

VOL. 111 PAGE 7209

## 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  
THOMAS E. KLUMP and ELEANOR M. KLUMP,  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

(4) Lot 24 in Block 5 of Tract 1003, known as THIRD ADDITION  
TO MOYINA.

Subject to: Rules, regulations, liens and assessments of  
South Suburban Sanitary District; Easement, created by in-  
strument, including the terms and provisions thereof, re-  
corded April 5, 1940 in Volume 128 at page 267, in favor of  
California Oregon Power Company for pole and lines; Easement  
and right of way, 10 feet wide, granted to The California  
Oregon Power Company by instrument, including the terms and  
provisions thereof, recorded June 8, 1956 in Deed Book 284  
at page 22; Restrictions, building set-back lines and utility  
easements as set forth on the Plat and in the Dedication of  
Third Addition to Moyina; and to taxes for fiscal year commenc-  
ing July 1, 1971, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,900.00  
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 an  
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 8th day of July, 1971

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. July 9<sup>th</sup>, 1971  
Personally appeared the above named Hilton R. Thomas

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

Before me:

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

After recording return to:  
1st Federal  
540 Main  
City

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was re-  
ceived for record on the 12 day of July  
1971, at 11:37 clock a M., and recorded in book  
M-71 on page 7209 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 Deputy

11:50 JUL

YA  
JUL  
1971  
to  
As

9.71

11:37 AM

11:37 AM

11:37 AM

11:37 AM

11:37 AM

11:37 AM

11:37 AM

11:37 AM

11:37 AM

NOTE  
togeth  
HAVINWILL  
DA  
STATCot  
before  
M.