

KNOW ALL MEN BY THESE PRESENTS, That **Hilton R. Thomas**

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by **Everett R. Deets and Myrna M. Deets, husband and wife**

hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

Lot 16 in Block 13 of Tract 1003 known as **THIRD ADDITION TO MOYINA**, Klamath  
County, Oregon. SUBJECT TO: Reservations, restrictions, rights of way  
of record and those apparent on the land. 2. 1971-72 Taxes a lien but not  
yet payable. 3. The property under search is within the boundaries of the  
South Suburban Sanitary District and is subject to the regulations, liens,  
assessments, and laws relating thereto. 4. An easement created by instru-  
ment, including the terms and provisions thereof, dated March 11, 1940,  
recorded April 5, 1940 in Volume 128 at Page 267, in favor of California  
Oregon Power Company for pole and lines. 5. An easement created by instru-  
ment, including the terms and provisions thereof, dated June 5, 1967,  
recorded June 5, 1967, in M-67 at Page 4178, in favor of California Pacific  
Utilities Company. 6. 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**,  
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's 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

recorded October 8, 1965, in M-65 at Page 2454. 7. Restrictions, build-  
ing set-back lines, and utility easements as set forth in the Plat and in  
the Dedication of Third Addition to Moyina.

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,900.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).  
the whole

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 22nd day of September, 1971

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: [Signature]  
Notary Public for Oregon  
My commission expires 11-12-74

NOTE—The sentence between the symbols (S), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

1st Fed. Sec. C.

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee \$1.50

STATE OF OREGON,

County of **Klamath** } ss.

I certify that the within instru-  
ment was received for record on the  
23rd day of September, 1971,  
at 10:56 o'clock A.M., and recorded  
in book M71 on page 10093.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

**Edn. D. Milne**

County Clerk

Title.

By [Signature] Deputy