

SEP 24 11 21 AM 1971

WARRANTY DEED

58-22

1171 0159

This Indenture Witnesseth, THAT HILTON R. THOMAS,

hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell and convey unto ANN M. MITCHELL,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 21 in Block 13 of Tract 1003 known as THIRD ADDITION TO MOYINA,

Subject to easements and rights of way of record or apparent on the land; rules, regulations and assessments of South Suburban Sanitary District, and to taxes for fiscal year commencing July 1, 1971, which are now a lien but are not yet payable.

The true and actual consideration for this transfer is \$ 24,600.00.

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee her heirs and assigns forever. And the said grantor do hereby covenant to and with the said grantee, her heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except as 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 22nd day of September 19 71

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

STATE OF OREGON, County of Klamath, ss. September 22, 19 71
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

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 24 day of Sept. 19 71, at 11:21 o'clock A.M., and recorded in book M71 on page 10159. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Cynthia A. Milne* County Clerk-Recorder
Deputy

Fee \$1.50

PP 546
540 main