

KNOW ALL MEN BY THESE PRESENTS, That HILTON R. THOMAS

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by JACK BAGGELAAR and KAREN BAGGELAAR, 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 3 in Block 12 of Tract 1003 known as THIRD ADDITION TO MOYINA, Klamath
County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those
apparent on the land.
 2. Regulations, including levies, liens, assessments, rights-of-way and
easements of the South Suburban Sanitary District.
 3. An easement created by instrument, including the terms and provisions
thereof, dated March 11, 1940, recorded April 5, 1940 in Book 128 at page
267, Deed Records in favor of California Oregon Power Company for pole and
lines.
 4. An easement created by instrument, including the terms and provisions
thereof, dated June 5, 1967, recorded June 5, 1967 in Book M-67 at page 4178,
Microfilm Records, in favor of California Pacific Utilities Company.
 5. Restrictions, but omitting restrictions, if any, based on race, color, re-
ligion or national origin as shown on the record plat of Third Addition to
Moyina. 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
hereinafter set forth

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 \$22,600.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 13 day of December 1971.

Hilton R. Thomas

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

December 13th, 1971

and acknowledged the foregoing instrument to be his

voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires 11-12-74

Edward V. Brown

NOTE: The symbols between the symbols (1), 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.

FFSXL

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

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
13th day of December, 1971,
at 3:34 o'clock P. M., and recorded
in book M-71 on page 13065
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. B. MILNE

County Clerk Title.

By Helen Clark Deputy

Fee. \$1.50

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