

61461

8910 28-2166

Vol. ^m 72 Page 1885

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 Hosea Fields and Iona Fields, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 in Block 12 of Tract 1003, known as THIRD ADDITION TO MOYINA. (17)

Subject to: Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Easement created by instrument recorded April 5, 1940, in Volume 128 at page 267, in favor of California Oregon Power Company for pole and lines; Easement created by instrument recorded June 5, 1967 in M-67 at page 4178, in favor of California Pacific Utilities Company, for construction, maintenance and operation of pipe line with valves; Restrictions, building setback 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 \$ 22,600.00. 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 22nd day of February, 19 72

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. February 22, 19 72
Personally appeared the above named Hilton R. Thomas,
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

James D. Bacchi
Notary Public for Oregon.
My commission expires 10-25-74

After recording return to:

FCSAL

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of February, 19 72, at 3:26 o'clock P. M., and recorded in book M 72 on page 1885. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Alice C. Fager County Clerk—Recorder
Fee \$2.00 Deputy

From the Office of
GANONG, GORDON & SISEMORE
538 Main Street
Klamath Falls, Oregon 97601

FEB 22 13 26 PM 1972