

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HILTON R. THOMAS, a single man, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by Grantees hereinafter stated, does hereby grant, bargain, sell and convey unto Rolland C. Bailey and Dennis E. Haack, as tenants in common, each an undivided one-half interest in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 10 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, page 267 Deed Records, in favor of California Oregon Power Company, for poles and electric 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, for pipe lines.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Third Addition to Moyina.
6. Mortgage, including the terms and provisions thereof, dated April 5, 1972, recorded April 5, 1972, in Book M-72 at page 3575, Microfilm Records, given to secure the payment of \$27,900.00, with interest thereon and

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such future advances as may be provided therein, executed by Hilton R. Thomas, a single man, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, which mortgage Grantees agree to assume and pay.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove stated, and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful 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 \$32,600.00.

WITNESS Grantor's hand this 24th day of April, 1972.

Hilton R. Thomas

STATE OF OREGON)
) ss. April 24, 1972.
County of Klamath)

Personally appeared the above named HILTON R. THOMAS, a single man, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Robert Raymond Milne
NOTARY PUBLIC FOR OREGON
My Commission Expires 6-28-74

Robert Raymond Milne
NOTARY PUBLIC FOR OREGON
My Commission expires: 6-28-74

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of ROYCE REALTY

this 24 day of APRIL A. D., 1972 at 2:46 o'clock P.M., and duly recorded in
Vol. M 72 of DEEDS on Page 4325

FEE \$4.00

WM. D. MILNE, County Clerk

By Raymond Milne

ck-
lawyer