

83539

Vol. 72 Page

4459

WARRANTY DEED

\*\*\*\*\*

28-2533

KNOW ALL MEN BY THESE PRESENTS, that HILTON R. THOMAS, a single man, hereinafter called Grantor, for the consideration hereinafter paid by RONALD CHARLES HELGERSON, JR. and JUDY A. HELGERSON, husband and wife, hereinafter called Grantees, does hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 2 in Block 12 of Tract 1003 known as  
THIRD ADDITION TO MOYINA, Klamath County,  
Oregon.

(18)

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements 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, 1950, in Volume 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 1, 1956, recorded June 8, 1956 in Book 284, page 22, Deed Records, in favor of the California Oregon Power Company, a California corporation, for right of way 10 feet wide.
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.

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

WARRANTY DEED, PAGE ONE.

APR 26 3 24 PM 1971

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 herein set forth, 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.

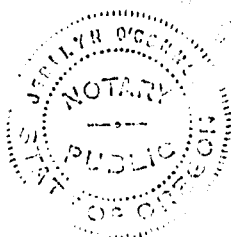
The true and actual consideration paid for this transer is, stated in terms of dollars, the sum of Twenty-Two Thousand and no/100ths Dollars (\$22,000.00).

WITNESS Grantor's hand this 26th day of April, 1972.

Hilton R. Thomas  
Hilton R. Thomas, Grantor

STATE OF OREGON )  
County of Klamath ) ss.

On this 26th day of April, 1972, personally appeared before me, a Notary Public in and for said County and State, the within named HILTON R. THOMAS and acknowledged the foregoing instrument to be his voluntary act and deed.



Jerilyn O'bannon  
Notary Public for Oregon  
My Commission Expires: MY COMMISSION EXPIRES OCT. 14, 1972

Borwin & Borwin  
Borwin & Borwin

WARRANTY DEED, PAGE TWO.

STATE OF OREGON,  
County of Klamath  
Filed for record at request of

TRANSAMERICA TITLE INS. CO.  
on this 26 day of APRIL A.D. 1972  
at 3:24 o'clock PM and duly  
recorded in Vol. M 72 of DEEDS

Page 4459

W. D. MILNE, County Clerk

By Gay W. Dwyer Deputy

\$4.00