

LE 100018

TA- 28-2676

33871

Vol. 72 Page 4849

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
MARTIN G. KLASSEN and COLLEENE L. KLASSEN,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 14 in Block 12 THIRD ADDITION TO MOYINA, known as Tract
1003, Klamath County, Oregon.

Subject to: Regulations, including levies, liens, assessments,
rights of way and easements of the South Suburban Sanitary Dis-
trict; Easement created by instrument recorded April 5, 1940, in
Book 128 at page 267, Deed Records, in favor of California Oregon
Power Company, for poles and electric lines; Easement created by
instrument recorded June 5, 1967 in Book M-67 at page 4178, Micro-
film Records, in favor of California Pacific Utilities Company, for
pipe lines; Restrictions, but omitting restrictions, if any, based
on race, color, religion or national origin as shown on the re-
corded plat of Third Addition to Moyina; Set back provisions as
delineated on the recorded plat, 20 feet from front lot line.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,900.00
~~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 4th day of May, 19 72
(SEAL) *Hilton R. Thomas* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. May 5th, 19 72
Personally appeared the above named Hilton R. Thomas
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Sherald V. Brown
Notary Public for Oregon.
My commission expires 11-12-74

After recording return to:

LA 54C
2943 So. 6th
City

From the Office of
GAYNOR, GORDON & SISEMORE
638 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was re-
ceived for record on the 8th day of May,
19 72, at 10:54 o'clock A. M., and recorded in book
M72 on page 4849 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM. D. MITCHELL

County Clerk—Recorder

Fee \$2.00 By *Angela Drayton*

Deputy

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