

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
WILBUR JOE SELLARS and JOYCE C. SELLARS,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

(32) Lot 5 in Block 13 of FOURTH ADDITION TO WINEMA GARDENS.

Subject to: Regulations, including levies, assessments,
water and irrigation rights and easements for ditches and
canals, of Enterprise Irrigation District; Regulations,
including levies, liens, assessments, rights of way and
easements of the South Suburban Sanitary District; Reser-
vations, building set-back lines, and utility easements as
set forth on the Plat and in the Dedication of Fourth Addi-
tion to Winema Gardens.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31,900.00
~~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 12th day of May, 19 72
(SEAL) *Hilton R. Thomas* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. May 19 72
Personally appeared the above named Hilton R. Thomas

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Rich Owens
Notary Public for Oregon
My commission expires 5-14-76

After recording return to:

First Federal Savings
540 Main St.
City

From the Office of
GANONG, GORDON & SISEMORE
538 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 31 day of May
19 72, at 3:50 o'clock P. M. and recorded in book
M72 on page 5777. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

FEE \$2.00 By *Lucina Quintana* Deputy
County Clerk—Recorder

MAY 31 13 54 PM 1972