

1967/50

657 20

Pl. 7090

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 THOMAS J. MOORE and MARILYN J. MOORE, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, 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 6 in Block 11 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 at 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and SUBJECT TO:

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.

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 \$ 22,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this June day of 1972

Hilton R. Thomas

STATE OF OREGON, County of Klamath) ss. June 22, 1972
Personally appeared the above named Hilton R. Thomas, a single man,

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

(OFFICIAL SEAL) RAYMOND ROYSE
NOTARY PUBLIC - OREGON

Before me: Raymond Royse
Notary Public for Oregon
My commission expires 6-28-74

NOTE: The sentence between the symbols () and () should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Royce Renty
1515 E. Main
City

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$2.00

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
ment was received for record on the
29th day of JUNE, 1972,
at 1:42 o'clock P.M., and recorded
in book M 72 on page 7090
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By Hazel Unazil Deputy.

JUN 29 1 42 PM 1972