

28-3157 9062

37511

Vol. 72 9133

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 do es grant, bargain, sell and convey unto

JIMMIE D. McVAY and SHARON D. McVAY,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 7 in Block 10 of THIRD ADDITION TO MOYINA.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; 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; Set back provisions as delineated on the recorded plat, 20 feet from front line; Utility easements as delineated on the recorded plat along rear and South side lot lines; Easements and rights of way of record and those apparent on the land, if any.

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 do es 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 ha s hereunto set his hand and seal this 15 10th day of August, 19 72

(SEAL) Hilton R. Thomas (SEAL)

STATE OF OREGON, County of Klamath) ss. August 15, 1972. Personally appeared the above named Hilton R. Thomas,

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



Before me:

Rueck 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 received for record on the 15 day of August 1972, at 4:03 o'clock P. M., and recorded in book M. 72 on page 9133. Record of Deeds of said County.

Witness my hand and seal of County affixed.
WM. D. MILNE

By Hazel Drayal County Clerk-Recorder
FEE \$2.00 Deputy