

#1000109 TA-28-3830

60383

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HILTON R. THOMAS,

has bargained and sold, and by these presents do es grant, bargain, sell and convey unto VERNON C. KERN and BILLIE M. KERN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 13, Tract No. 1003 known as THIRD ADDITION TO MOYINA. (55)

Subject to: Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 34,250.00. 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 2nd day of November, 19 72

(SEAL) *Hilbert R. Thomas* (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. November 3rd, 19 72
Personally appeared the above named Hilton R. Thomas

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

Before me:

Gerald V. Braun
Notary Public for Oregon
My commission expires 11-12-74

After recording return to:

FF574A

2943 So 6th

At

From the Office of
GANONA SISEMORE & ZAMSKY
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 3 day of November 19 72, at 3:45 o'clock P.M., and recorded in book M-72 on page 12715 Record of Deeds of said County.

Witness my hand and seal of County affixed.
W. M. D. MILNE

By *W. M. D. Milne* County Clerk—Recorder

FEE \$ 2.00 Deputy