

TA-28-4257 J# 8889

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M 73 Pages

1256

## 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  
JAMES E. MOTLEY and MILDRED M. MOTLEY,  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 1 and 2, Block 13, FOURTH ADDITION TO WINEMA GARDENS.

Subject to: Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations, building set-back lines and utility easements as set forth on the Plat and in the Dedication of Fourth Addition to Winema Gardens; Easements and rights of way of record and those apparent on the land, if any; Mortgage, including the terms and provisions thereof, dated and recorded Jan. 17, 1972, in M-72 at page 584, to First Federal Savings and Loan Association of Klamath Falls, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00.  
~~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 has hereunto set his hand and seal  
this 1st day of February 1973

(SEAL)

Hilton R. Thomas (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. February 2, 19 73  
Personally appeared the above named Hilton R. Thomas,

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

Before me:

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

After recording return to:

475 St.  
2943 S. 6th St.  
K. Falls, Oregon 97601

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 6th day of Feb. 1973, at 10:53 o'clock A. M., and recorded in book M-73 on page 1256 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Stephen K. Horstman* County Clerk-Recorder  
FEE \$2.00 Deputy

From the Office of  
GANONG, SISEMORE & ZAMSKY  
538 Main Street  
Klamath Falls, Oregon 97601

which said  
appurtenances  
to collect the  
real estate  
a part of the

Drop-