

76594

Vol. 72 Page 6007

Warranty Deed

This Indenture Witnesseth, That WILLIAM B. THOMAS and VIRGINIA C. THOMAS, husband and wife,

herein called "grantors," in consideration of TWELVE THOUSAND AND NO/100 ----- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

DARYL A. POLLEY and CONNIE B. POLLEY, husband and wife,

herein called "grantees," their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon: A tract of land situated in Lot 70, FAIR ACRES NO. 1, more particularly described as follows: Beginning at a 5/8 inch iron pin located on the S. line of said Lot 70, being S. 89°51'27" W. a distance of 30 feet from the SE corner of said Lot 70; thence N. parallel to and 30 feet from, measured at right angles to the E. line of said Lot 70, a distance of 315 feet; thence S. 89°51'27" W. parallel to and 315 feet from, measured at right angles to the S. line of said Lot 70, a distance of 276.56 feet; thence S. parallel to and 276.56 feet from, measured at right angles to the E. line of said Lot 70, a distance of 315 feet to the S. line of said Lot 70; thence N. 89°51'27" E. along the S. line of said Lot 70 a distance of 276.56 feet to the point of beginning, containing 2 acres, more or less, with bearings being based on recorded survey No. 1766 as recorded in the office of the Klamath County Surveyor; grantors reserving to themselves, their heirs, representatives and assigns, a perpetual right of way and easement across and upon said property for access to and exit from adjoining property of grantors. SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District. (2) Reservations and restrictions in deed from Walter T. Smith, et al, to Albert L. Sellers, et ux, dated July 17, 1929, recorded May 12, 1934, in Deed Volume 103, Page 35, and to Wilna Payne dated December 2, 1929, recorded August 12, 1930, in Deed Volume 117, Page 167, records of Klamath County, Oregon. (3) Trust Deed, including the terms and provisions thereof, given by William B. Thomas, et ux, to Equitable Savings & Loan Association, an Oregon corporation, as beneficiary, dated July 6, 1972, recorded July 12, 1972, in Volume M-72, Page 7629, Microfilm Records of Klamath County, Oregon, to secure the payment of \$12,000.00,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$12,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

day of May, 1973.

WILLIAM B. THOMAS

VIRGINIA C. THOMAS

WILLIAM B. THOMAS

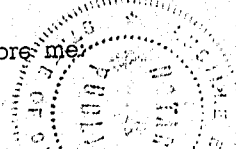
VIRGINIA C. THOMAS

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

STATE OF OREGON } ss. May 15, 19 73.
County of KLAMATH }

Personally appeared the above-named WILLIAM D. THOMAS and VIRGINIA C. THOMAS, husband and wife,
know to me to be the identical persons described as grantors in the within Deed, and
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Lucille Estu
NOTARY PUBLIC FOR OREGON
My commission expires 7/24/76

STATE OF OREGON } ss. _____, 19_____
County of KLAMATH }

Personally appeared
who, being first duly sworn, did say that he the _____
of _____

and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

6008

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, }
County of Klamath }
Filed for record at request of
KLAMATH COUNTY TITLE CO
on this 17 day of May A.D. 19 73
at 11:12 o'clock P M and duly
recorded in Vol. 1173 of DEEDS
Page 6007
By Wm D. MILNE, County Clerk
By Hazel L. Day, Deputy
Fee \$ 4.00

Return to:

Chuck Fisher & Associates
403 Main Street
Klamath Falls, Oregon

State of
County of