

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That

NEILL J. HINES and JULIA H. HINES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEWIS M. DODSON and Judith L. Dodson, 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 8 in Block 12 of Tract 1003 known as Third Addition to Moyina, Klamath County, Oregon.

Subject to: Rules, regulations, and assessments of South Suburban Sanitary District; Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the 1st Addition to Moyina Improvement District; Easements and rights of way of record or apparent on the land; Reservations and restrictions contained in the dedication of Tract 1003 Third Addition to Moyina and to a Trust Deed for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, recorded November 8, 1971 in Vol. M71, page 11688, Microfilm records of Klamath County, Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

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

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 \$ 33,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ☐ the whole

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 16th day of July, 1973

NEILL J. HINES

JULIA H. HINES

STATE OF OREGON, County of *North Carolina* ss.Personally appeared the above named *Julia H. Hines*and acknowledged the foregoing instrument to be *her* voluntary act and deed.

(OFFICIAL SEAL)

Before me:

*Elizabeth Blackwell Simone*Notary Public for Oregon *North Carolina*My commission expires *June 13, 1976*Note: The sentence between the symbols ☐, if not applicable, should be deleted. See Chapter 162, Oregon Laws 1967, as amended by the 1967 Special SessionState of North Carolina
County of Washington

July 20, 1973

Personally appeared Neill J. Hines

and acknowledged the attached instrument to be his

voluntary act and deed.

Before me:

Flora S. Brown

Flora S. Brown

Notary Public for North Carolina

My commission expires 6/17/76

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of KLAMATH COUNTY TITLE CO

this 5th day of DECEMBER A. D., 1973 at 12:33 o'clock P.M., and duly recorded in

Vol. M 73 of DEEDS on Page 15722

FFE \$ 2.00

WM. D. MILNE, County Clerk

By *Hazel Brazil*

Deputy

Let: Klamath Co. Title Co.
PO Box 151
City