

03-09691 28-7570
92185

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT THEODORE E. THOM and BARBARA S. THOM, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto RICHARD M. MOLLISON and MARIA R. P. MOLLISON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2 in Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS, in the City of Klamath Falls, Klamath County, Oregon.

Subject to: Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded August 17, 1964, in Book 355 at page 361, Deed Records, and amended by instrument recorded January 15, 1968, in Book M-68 at pge 351, Microfilm Records; Reservations, set back lines and utility easements as set forth on the plat and in the dedication of First Addition to Loma Linda Heights; Real property taxes for fiscal year commencing July 1, 1974, which are now a lien but not yet payable; and to City Improvement #198, Card 15, docketed Dec. 1, 1966, which said Improvement Lien grantees hereby expressly assume and agree to pay.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,300.00
~~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 grantors do hereby covenant to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand s and seal s this 12th day of August, 1974

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 14, 1974
Personally appeared the above named Theodore E. Thom and Barbara S. Thom, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bocchi
Notary Public for Oregon
My commission expires 10-25-74

After recording return to:
First Federal
540 Main
City

STATE OF OREGON,
County of Klamath) ss.
I certify that the within instrument was received for record on the 21st day of AUGUST 1974, at 11:00 o'clock A.M., and recorded in book 10178 on page 10178. Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

Until a change is requested, mail all tax statements to First Federal Savings & Loan Assn., 540 Main St., Klamath Falls, Oregon

By *Margaret Dwyer* County Clerk-Recorder
FEE \$ 2.00