

36642

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LEON D. BIGGS, JR. and ELIZABETH JEANNE BIGGS, 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 TIMOTHY P. BRITTON and JACQUELINE E. BRITTON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: Beginning at a point on the East right of way line of Watson Street from which the Northwest corner of Lot 9 in PIEDMONT HEIGHTS, Klamath County, Oregon, bears North 0°27' West 150 feet distance; thence East 100 feet; thence North 0°27' West 180 feet; thence West 100 feet; thence South 0°27' East 180 feet, more or less, to the point of beginning.

PARCEL 2: A tract of land situated in Lots 8 and 9 of PIEDMONT HEIGHTS, Klamath County, Oregon, and being more particularly described as follows: Beginning at a point on the North boundary of Lot 9, PIEDMONT HEIGHTS, Klamath County, Oregon, from which the Northeast corner of said Lot 9 bears East 75.0 feet distance; thence South 0°27' East 150 feet; thence East 100 feet; thence North 0°27' West 150.0 feet; thence West 100 feet, more or less, to the point of beginning, together with the South half of vacated Jones Street, lying North of and adjacent to said parcel.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Agreement, including the terms and provisions thereof, recorded December 23, 1963, in Deed Volume 350 at page 63, Records of Klamath County; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,500.00. 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 owner s 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 25th day of July, 1972

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Leon D. Biggs, Jr. and Elizabeth Jeanne Biggs, husband and wife,

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

Before me:

William D. Milne
Notary Public for Oregon.
My commission expires 11/25/72

After recording return to:

Transamerica
600 Main St., City

From the Office of
GANONG, GORDON & SISEMORE
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 28 day of JULY, 1972, at 10:51 o'clock A. M., and recorded in book M. 72 on page 8253. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *W. D. Milne* County Clerk-Recorder Deputy

FEE \$2.00

JUL 28 10 51 AM 1972

28-3168