

28-7102

WARRANTY DEED—TENANTS BY ENTIRETY

Page 7530

KNOW ALL MEN BY THESE PRESENTS, That Paul A. Biggins and Lena M. Biggins, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Albert L. Preston and Patricia V. Preston, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 6 in Block 2 of PINE GROVE PONDEROSA, Klamath County, Oregon.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof, recorded August 1, 1942 in Book 149 at page 44, Deed Records, in favor of Pacific Telephone and Telegraph Company, a California Corporation over the NE 1/4 NE 1/4 Sec. 8, Twp 39 S., R 10 EWM.)
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Pine Grove Ponderosa.
3. 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 in Book M-66 at page 12403, Microfilm Records on December 12, 1966.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said 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 \$ 36,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)~~ (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of June, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
June 18th, 1974

Personally appeared the above named Paul A. Biggins and Lena M. Biggins, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(SEAL) Judy B. Pabals  
Notary Public for Oregon  
My commission expires: 8-12-77

Paul A. Biggins  
Paul A. Biggins  
Lena M. Biggins  
Lena M. Biggins  
STATE OF OREGON, County of Klamath } ss.  
June 18th, 1974

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires:

Paul A. Biggins  
3605 Evergreen Dr.  
Klamath Falls, Or. 97601  
GRANTOR'S NAME AND ADDRESS  
Albert Preston  
2209 Vine  
Klamath Falls, Or. 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
grantor  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Paul Biggins  
1219 Stetson Rd  
Prineville, Ariz. 86301  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument was received for record on the 18th day of JUNE, 1974, at 3:10 o'clock P.M., and recorded in book M. 74 on page 7530 or as file/reel number 90102, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

WM. D. HILME  
Recording Officer  
By \_\_\_\_\_ Deputy  
FEE \$ 2.00