

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

29930

KNOW ALL MEN BY THESE PRESENTS, That Leon D. Biggs, Jr. and Elizabeth J. Biggs, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles L. Stevenson and Clovis VERA Stevenson, 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 ap-

pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:
The South 23 feet of Lot 5 and the North 52 feet of Lot 6 in Block 1,
FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof

on file in the office of the County Clerk of Klamath County, Oregon.
Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District.

3. Building setback line 20 feet from Gary Street as shown on dedicated plat.

4. Public utilities easement along rear lot lines as shown on dedicated plat.

5. Reservations as contained in plat dedication, to-wit:
"Said plat being subject to a building setback as shown along all
(for continuation of this document see reverse side of this deed)

(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,

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 \$ 32,900.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols ©, 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 20 day of May, 1977;
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

May 20, 1977

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

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

Notary Public for Oregon
My commission expires 2-3-79

STATE OF OREGON, County of

Personally appeared

and 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.

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/roll number

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

After recording return to:

Klamath State Record Office
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

the hazard satisfi theref assess special (secured by Bene (1) (1)

streets, a 7.5 foot side-line setback along all lots, and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage, and perpetual right-of-way for ditches to convey irrigation water, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and plantings being placed thereon at the risk of the owner."

6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 5, 1959 in Volume 316, page 326 and amended in instrument recorded September 29, 1961 in Volume 332, page 660, all Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of MOUNTAIN TITLE CO

this 23rd day of MAY A. D. 1977 at 9:06 o'clock AM., and

duly recorded in Vol. M 77 of DEEDS on Page 8865

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drazic