

29930

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 8865

13266

KNOW ALL MEN BY THESE PRESENTS, That
BIGGS, husband and wife

Leon D. Biggs, Jr. and Elizabeth J.

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

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, improvements and appurtenances thereto belonging or appertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:

The South 23 feet of Lot 3 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)

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 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, by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Leon D. Biggs, Jr.
Leon D. Biggs, Jr.

Elizabeth J. Biggs
Elizabeth J. Biggs

STATE OF OREGON,

County of Klamath

May 20, 1977

STATE OF OREGON, County of

Personally appeared

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

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
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 2-3-77

Notary Public for Oregon
My commission expires

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to

Best National Bank, Eugene, Oregon
Klamath County, Oregon
Name, address, etc.

Should a change be requested all the statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer
Deputy

8866 13267

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."

any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, Recorded October 5, 1959 in Volume 315, 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.
Filed for record at request of MOUNTAIN TITLE CO.
this 23rd day of MAY A. D. 19 77 at 9:06 o'clock AM, and
duly recorded in Vol. M 77 of DEEDS on Page 8865
FEE \$ 6.00 W. D. MILNE County Clerk
W. D. Milne

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Aspen Title
of April A.D. 19 94 at 1:42 o'clock P M., and duly recorded in Vol. M94 day
of Co. Lien Docket on Page 13265
FEE \$15.00 Evelyn Biehn County Clerk
By *Evelyn Biehn*