

74488 WARRANTY DEED - TENANTS BY ENTIRETY Vol. M99 Page 4885

KNOW ALL MEN BY THESE PRESENTS, That Colleen P. Brewer

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gregory P. & Dawn M. Biancardi, 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 1, Block 2 in KLAMATH FOREST ESTATES (R259829)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the 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 those of record and those apparent upon the land, if any, as the date of this deed

grantor will warrant and forever defend the 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 \$ full consideration.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 83.630.)

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

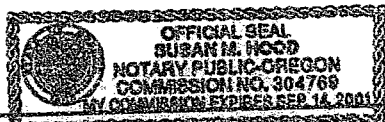
In Witness Whereof, the grantor has executed this instrument this day of 19; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 10, 1999, by Colleen P. Brewer

This instrument was acknowledged before me on 19, by as of



My commission expires 9/14/2001

Colleen P. Brewer
1516 Pebble Beach Ct.
Medford, Or. 97504
Grantor's Name and Address
Gregory P. & Dawn M. Biancardi
1501 N. Hayden Island Dr. Sp#114-E
Portland, Or. 97217
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Gregory P. & Dawn M. Biancardi
1501 N. Hayden Island Dr. Sp. #114-E
Portland, Or. 97217
Until requested otherwise send all tax statements to (Name, Address, Zip):
Gregory P. & Dawn M. Biancardi
1501 N. Hayden Island Dr. Sp. #114-E
Portland, Or. 97217

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, County of Klamath ss.
I certify that the within instrument was received for record on the 10th day of February, 19.99, at 11:52 o'clock A.M., and recorded in book/reel/volume No. M99 on page 4885 and/or as fee/file/instrument/microfilm/reception No. 74488, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Linda Smith, County Clerk
By R. R. R. Deputy