

KNOW ALL MEN BY THESE PRESENTS, That Ben Runnels and Gladys Runnels, husband and wife,

in consideration of One Thousand Five Hundred and No/100, hereinafter called the grantor, Dollars

to grantor paid by Ronald D. Neeley and Dorelyn R. Neeley

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

State of Oregon, described as follows, to-wit:

A parcel of land lying in the SE $\frac{1}{4}$ of Section 10 Township 36 S.R. 6 E.W.M., more particularly described as follows: Beginning at a point which is East along the East-West center section line a distance of 150 feet and South parallel to the North-South center section line a distance of 730 feet from the center section corner of said Section 10; thence continuing South parallel to said North-South section line a distance of 90 feet; thence East parallel to said East-West center line a distance of 180 feet; thence North parallel to said North-South center line a distance of 90 feet; thence West parallel to said East-West center line a distance of 180 feet, more or less, to the point of beginning. Together with an easement for roadway purposes over and across the 50 foot strip of land immediately West of and adjacent to said property, which said easement is non-exclusive and is to be used by grantees in common with the grantees of other lands of the Grantors which border on said 50 foot roadway.

Subject To The Following Restrictions: (a) No chickens, goats or livestock shall ever be housed, kept or maintained on said premises; (b) No temporary structures shall be erected or maintained on said premises for a period of longer than 3 months; (c) Any trailer house brought on said premises must be maintained in reasonable condition.

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 as of March 23, 1967;

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true consideration for this transaction is \$1500.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 25th day of March, 1968.

Ben Runnels (SEAL)

Gladys Runnels (SEAL)

(SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath) ss. March 25th, 1968.

Personally appeared the above named Ben Runnels and Gladys Runnels, husband and wife

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

Before me:

Paula Runnels

Notary Public for Oregon

My commission expires 7/23/69

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Ben Runnels
Harrison Rte
Klamath Falls, Oreg

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

150

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
26th day of March, 1968,
at 10:50 o'clock A.M., and recorded
in book M. 68 on page 2332
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

DOROTHY ROGERS

County Clerk-Recorder

By Louise Mitchell Deputy.