

A-19458

FORM No. 690--DEED, WARRANTY (Survivorship).

28312

VOL. 77 PAGE 21010

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--- Dollars, to them paid by Dale Mayben and Evelyn Mayben, husband and wife,

do hereby grant, bargain, sell and convey unto said Dale Mayben and Evelyn Mayben, husband and wife

not as tenants in common but with the right of survivorship, their assigns and the heirs of such survivor, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath, and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point which is South along the North-South center line of Section 10 Township 36 S.R. 6 E.W.M., a distance of 700 feet from the center of said section 10; thence continuing South along said center line a distance of 100 feet to a point; thence East at right angles to said center line a distance of 100 feet; thence North parallel to said center line a distance of 100 feet to a point; thence West at right angles to said center line and parallel to the East-West centerline of said section 10 a distance of 100 feet to the point of beginning. TOGETHER WITH an easement for roadway purposes which shall be appurtenant to said land over and across the 50 foot strip of land immediately East of and adjacent to the above described property, which said easement is non-exclusive and is to be used by said buyers in common with the grantees of other lands of the grantors which border on said 50 foot strip.

SUBJECT TO THE FOLLOWING:

1. No chickens, goats or livestock shall ever be housed, kept or maintained on said premises;
2. No temporary structures shall be erected or maintained on said premises for a period of longer than 3 months;
3. 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 Dale Mayben and Evelyn Mayben, husband and wife

their assigns and the heirs of such survivor forever. Provided, however, that the grantees herein do not take the title in common but with the right of survivorship; that is, that the fee shall vest absolutely in the survivor of the grantees.

And Ben Runnels and Gladys Runnels, husband and wife

the grantor, above named, do covenant to and with the above named grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises; that the above granted premises are free from all encumbrances,

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except easements and rights of way of record and apparent on the land and except as above stated;

Witness Our hand and seal this 17th day of December, 1968

Ben Runnels (SEAL)

Gladys Runnels (SEAL)

(SEAL)

(SEAL)

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STATE OF OREGON,

County of Klamath } ss.

21011

BE IT REMEMBERED, That on this 17th day of December, 1968,  
before me, the undersigned, a Notary Public  
in and for said County and State, personally appeared the within named Ben Runnels and  
Gladys Runnels

who are known to me to be  
the identical individual s. described in and who executed the within instrument and acknowledged to me that  
they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and  
seal the day and year last above written.

Paul Runnels  
Notary Public for Oregon  
My Commission Expires 7/23/69

WARRANTY DEED  
(Survivorship)  
(FORM No. 690)

TO

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
20th day of December, 1968,  
at 3:15 o'clock P.M., and recorded  
in book N. 68 on page 21010  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

DOUGLAS ROGERS,  
County Clerk-Recorder.  
By Carol Runnels  
Fee \$ 3.00 Deputy.

STEVENS-NEES LAW FIRM, P.C., PORTLAND

Klamath Co Title  
7/19/68