

NOV 15 9 08 AM 1971

Vol. 71 Page 11942

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that VERNES. McCLELLAN and JUANITA A. McCLELLAN, husband and wife, grantors, for and in consideration of Ten and 00/100 DOLLARS and other good and valuable considerations to her in hand paid by Ervin C. Ronningen and Gladys M. Ronningen husband and wife, grantees, receipt of which is hereby acknowledged, do hereby give and grant unto grantees, their heirs, administrators and assigns, a perpetual non-exclusive easement over the following described parcel of real property situate in Klamath County, Oregon, to-wit:

Westerly 10 feet of the East 50' of Lot 7 and the Westerly 10 feet of the South 16 2/3 feet of the East 50' of Lot 8, all in Block 55 of the Lakeview Addition to the City of Klamath Falls, Oregon

for ingress and egress to and from Lot 8, Block 55, Lakeview Addition to the City of Klamath Falls.

TO HAVE AND TO HOLD the said easement unto grantees, their heirs, representatives and assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 12 day of October, 1971.

Vernes McClellan (SEAL)

Juanita McClellan (SEAL)

STATE OF OREGON)
County of Klamath) ss.

On this 12 day of October, 1971, before me Steven A. Zamsky, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared VERNES. McClellan and Juanita A. McClellan, husband and wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County the day and year in this certificate first written.

(SEAL)

Steven A. Zamsky
Notary Public for Oregon
My Commission Expires: 9-19-75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Ganong, Gordon & Sizemore, Attys.

this 15th day of November 1971 at 9:08 o'clock M., and

duly recorded in Vol. 71 Deeds on Page 11942

Wm D. MILNE, County Clerk

By Capitula

GANONG, GANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

44 339

FORM No. 887—Oregon Trust Deed

KNOW ALL MEN

certain trust deed dated

NOV 15 9 08

FORM No. 704—CONTRACT—REAL

THIS CONTRACT

KLAMATH

and JO

WITNESSETH:

seller agrees to sell unto
scribed lands and premises

ALL

to

of

say

to

230

Or

by

pa

for the sum of TEN THOUSAND
Dollars called the

hereby acknowledged by
amounts as follows, to wit:

Up
Hundred and 00/100
Five Hundred and
\$1,300.00 plus
payments to be
on the 16 day
later, the contract
that Klamath Falls
the power to sell

The buyer warrants to the
seller, personally for himself
(B) for an agent.

All of said purchase price may be
paid in cash or by installments
per cent per annum from
the date of this contract.

The buyer shall be entitled
to the property in full and
he is not in default under the
contract, in good condition and
and all other taxes and costs the
such time that he will pay all
after taxfully may be improved
insure and keep insured all buildings

not less than \$
then respective interests than all
such taxes, water rents, taxes,
in and become a part of the debt
the seller for buyer a breach of contract
The seller agrees that at
closing an amount equal in value
and except the usual price
and purchase price is fully paid
premises in fee simple unto the
time said date placed, permitted,
lines, water rents and public charges
And it is understood that all
payments above required, or any
the seller at his option shall have
and purchase price with the interest
all rights and interest created or
possession of the premises above
of entry, or any other act of
on account of the purchase of
of such default all payments to
premises up to the time of such
order upon the land above described,
thereon or thereto belonging.

The buyer further agrees
his right hereunder to enforce
conveyance hereof to any person
The true and actual consideration
consists of or include
In case suit or action is
court may adjudge reasonable
of the trial court, the buyer
appeal.

In construing this contract
far provision shall be taken to
be made, assumed and implied.

IN WITNESS

designed is a corporate
by its officers duly authorized

X / 08 /