A-24919

FORM No. 633—WARRANTY DEED (Individual or Corporate). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles E. Nickens

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point which is East along the East-West centerline of Section 10 Township 36 S.R. 6 E.W.M., a distance of 150 feet from the center quarter corner of said Section 10; thence continuing East along said centerline a distance of 180 feet; thence South parallel to the North-South centerline of said Section 10 a distance of 100 feet to a point; thence West parallel to the East-West centerline a distance of 180 feet to a point; thence North parallel to said North-South centerline 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 immediately West of and adjacent to the Westerly boundary of the above tract; which said easement is non-exclusive and is to be used by the Grantee of other lands of the Grantors which border said 50 foot strip.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those permitted by the grantee subsequent to May 31, 1968,

and that 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 $ 2000.00 ⊕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 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 3rd day of September , 19 74 ; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Ben Runnels
Gladys Runnels

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
September 3 , 19 74 .

Personally appeared the above named Ben Runnels and Gladys Runnels

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

Before me:
(OFFICIAL *Uarle Runnels*
SEAL)
Notary Public for Oregon
My commission expires 9/23/77

STATE OF OREGON, County of ....) ss.
........................, 19 ....

Personally appeared ....
.... who, being duly sworn, 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 .... , a corporation, 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.

Before me:
(OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath County Title Co.
A-24919

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 5 day of Sept , 19 74 , at 1:58 o'clock P M., and recorded in book M-74 on page 11866 or as file/reel number 92728 , Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By *Evelyn Bieh* Deputy

2.00