

1967

95378

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NEW PUBL. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Harold Eugene Runnels and Clarice Runnels, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Erving L. Jones and Edna G. Jones, husband and wife, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit: Beginning at a point which is East along the center line of Section 10 Township 36 S.R. 6 E.W.M., a distance of 150 feet from the center of said Section 10 and thence South at right angles to said center line a distance of 100 feet to the true point of beginning; thence continuing South a distance of 75 feet to a point; thence East parallel to said center line a distance of 180 feet to a point; thence North at right angles to said (continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided 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 the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances

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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2150.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) of the whole

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 22 day of November, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Harold Eugene Runnels
Clarice Runnels

(If executed by a corporation, affix corporate seal)

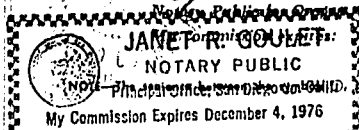
CALIFORNIA

STATE OF OREGON

County of San Diego } ss.
November 22, 1974

Personally appeared the above named Harold Eugene Runnels and Clarice Runnels and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Janet R. Goulet



STATE OF OREGON, County of _____) ss.

November 22, 1974

Personally appeared _____ and _____ 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

TO

STEVEN-NESE LAW PUB. CO., PORTLAND, ORE.

Until further notice
mail tax statements to:
Erving L. & Edna G. Jones
2030 Manzanita
Klamath Falls, OR 97601

Retrun deed to same

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

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____

Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title.
Deputy.

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Warranty Deed - page 2.

Description continued:

center line a distance of 75 feet to a point which is 100 feet South of said center line; thence West parallel to and 100 feet Southerly from said center line a distance of 180 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 the above tract; which said easement is non-exclusive and is to be used with other lands bordering on said 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 2nd day of December A. D. 1974 at 1 o'clock P. M., and
duly recorded in Vol. 4 74, of DEEDS on Page 15334

FEE \$ 2.00

W. D. MILNE, County Clerk

By Hazel Drayton