

8666

Vol. 115

Page 16287

KNOW ALL MEN BY THESE PRESENTS, That Ben T. Cornell and Gladys M. Cornell, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harold B. Runnels and Darle Runnels, 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: All that portion of Block 20 of Riverside Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the most Southerly corner of said Block 20 and running thence North 66° East along the Northerly line of Main Street (formerly Bridge Street) a distance of 58.1 feet; thence Northwesterly 55 feet to a point in the Westerly line of said Block 20, 78.7 feet Northerly from the place of beginning; thence South 21° West along the Westerly line of said Block 20, 78.7 feet to the point of beginning.

(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 Improvement Lien No. 184 of the City of Klamath Falls for paving of Rodgers Street, which grantees expressly assume and agree to pay;

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 \$2500.00

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

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 _____ day of March, 1972; 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.

Ben T. Cornell
Gladys M. Cornell

(If executed by a corporation,
affix corporate seal)

Arizona
STATE OF OREGON, } ss.
County of KLAMATH
March 1, 1972.
Personally appeared the above named Ben T. Cornell and Gladys M. Cornell
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires Mar. 9, 1978

NOTE: The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

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

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)

WARRANTY DEED

(SURVIVORSHIP)

TO

Return:

H. B. Runnels
P. O. Box 815
Klamath Falls, OR 97601

Tax Statements to Same

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

FEE \$ 3.00

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 29th day of DECEMBER, 1975, at 4:16 o'clock P. M., and recorded in book M 75 on page 16287

Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Hazel W. Hazel* Deputy.

75 DEC 31 1975

Recording

NO
THOU
(\$7)
foll

HARRY
Klamath
DOLLARS
from da
10, 197
interest
on the 10
pal and
option
1977, in
added to
rate hereo
note, if
all princ