

1-1-74

BARGAIN AND SALE DEED

1-27405
 KNOW ALL MEN BY THESE PRESENTS, That JAMES F. LONERGAN and BETTY LONERGAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BEN RUNNELS and GLADYS RUNNELS, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 21, 22, 23, 24, 25, 27, 28, 29, 30, and 31,
 Harriman Park

Grantors warrant the title to the said property to be free from all encumbrances except conditions, restrictions, agreements, reservations, and easements of record.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00
 the whole consideration for the same. (The sentence between the symbols (1), 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 23rd day of July, 1976; 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.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Multnomah

July 15th 1976

Personally appeared the above named

James F. Lonergan and

Betty Lonergan

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Notary Public for Oregon
 My commission expires 11-16-79

STATE OF OREGON, County of) ss.

Personally appeared) and

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 be-
 half 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)

James F. Lonergan
 2375 S.W. Burbank Ave.
 Portland, Oregon 97225
 GRANTOR'S NAME AND ADDRESS

Ben Runnels
 Box 60
 Klamath Falls, Oregon
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Ben Runnels
 Box 60 Harriman Route
 Klamath Falls, Oregon
 NAME, ADDRESS, ZIP

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

Grantee's

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 9th day of AUGUST, 1976,
 at 3:22 o'clock PM, and recorded
 in bookM 76 on page 12252 or as
 file/reel number 17405

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

Recording Officer

By Deputy

FEE \$ 3.00