

1-1-74

WARRANTY DEED

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A-27144

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 ARHEA ALLEENE NEWSOM, MARY JANE NEWSOM and ARHEA ANNE NEWSOM, 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:

Lots 21, 22, 23, 24, 25, 27, 28, 29, 30 and 31 in Harriman Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO 1976/77 taxes, reservations, restrictions, conditions and agreements of record and easements and rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said GRANTEEES not as Tenants in Common but with the right of survivorship, that is, the fee shall vest in the survivor of the GRANTEEES and the survivor's heirs and assigns forever.

(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

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 \$7,500.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
the actual 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 2 day of Aug, 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)

Ben Runnels
Gladys Runnels

STATE OF OREGON,

County of Klamath

Personally appeared the above named

BEN RUNNELS and
GLADYS RUNNELS, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-25-79

STATE OF OREGON, County of

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

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)

BEN RUNNELS and
GLADYS RUNNELS, husband and wife,

GRANTOR'S NAME AND ADDRESS

ARHEA ALLEENE NEWSOM, MARY JANE NEWSOM, and
ARHEA ANNE NEWSOM

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arhea A Newsom
Harriman St Rte 79N
K 2401

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 9th day of AUGUST, 1976, at 3:22 o'clock P.M., and recorded in book M. 76 on page 12253 or as file/reel number 17406.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drazel Deputy
Recording Officer

FEE \$ 3.00

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