

17651

WARRANTY DEED

Vol 76 Page

12535

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

George R. Hansen a single

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 150 feet east along the East West center section line and South parallel to the North South center section line a distance of 605 feet from the center of Section 10, Twp. 36 South, Range 6 east, Willamette Meridian; thence continuing South parallel to said North South center line a distance of 25 feet; thence East parallel to said East West center line a distance of 200 feet, more or less, to the Southwesterly right of way line of a private canal, thence Northwesterly along said canal right of way line to a point which is easterly parallel to the East West centerline from the Northeast corner of property described in deed, Vol. M70, page 11390 microfilm records of Klamath County, Oregon; thence west parallel to said East West center line to said Northeast corner of said property; thence South along east line of said parcel a distance of 90 feet to the Southeast corner thereof; thence West along the South line of said parcel a distance of 100 feet to the Southwest corner thereof and the point of beginning.

(Continued on other side)

(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 of record

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 \$ 3,500

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, and which is not to be taken into account in the payment of the debt. (See ORS 93.620.)

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 day of August 13, 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

August 13, 1976

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 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

Ben & Gladys Runnels
Harriman Dr. Box 60
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

George R. Hansen
1938 Ethan Way Apt 5
Sacramento, Ca. 95825

GRANTEE'S NAME AND ADDRESS

George R. Hansen
1938 Ethan Way Apt 5
Sacramento, Ca. 95825

NAME, ADDRESS, ZIP

George R. Hansen
1938 Ethan Way Apt 5
Sacramento, Ca. 95825

NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO THE FOLLOWING:

12356

1. No chickens, goats or livestock shall ever be housed, kept or maintained on said premises; 2. No temporary structures shall be erected or maintained on said premises for a period of longer than 3 months; 3. Any trailer house brought on said premises must be maintained in reasonable condition."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO.
8;41

this 16th day of August A. D. 1976 at 8:41 o'clock AM, and
duly recorded in Vol. M 76, of DEEDS on Page 12595

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Glenn Drazil