

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 man

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 \$ 2,500

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration and which is not to be taken into account in the computation of the value of the property. (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.

Ben Runnels
Gladys Runnels

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
August 13, 1976

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

Personally appeared the above named _____

Ben Runnels and Gladys Runnels

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

_____ 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: *George R. Hansen*

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Before me: _____
Notary Public for Oregon
My commission expires: _____

Ben & Gladys Runnels
Harrison St. Box 60
Klamath Falls, Or 97601
GRANTOR'S NAME AND ADDRESS

George R. Hansen
1938 Nathan Way Apt 5
Sacramento, Ca 95825
GRANTEE'S NAME AND ADDRESS

After recording return to:
George R. Hansen
1938 Nathan Way Apt 5
Sacramento, Ca 95825
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
George R. Hansen
1938 Nathan Way Apt 5
Sacramento, Ca 95825
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

76 Aug 15 1976

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SUBJECT TO THE FOLLOWING:

12396

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

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