

A-28511

FORM No. 633 - WARRANTY DEED (Individual or Corporate).

STEVENS-HESS PUBLISHING CO., PORTLAND, ORE. 97204

1-74 36777

WARRANTY DEED

Vol. 77 Page 18866

KNOW ALL MEN BY THESE PRESENTS, That Ben Runnels and Gladys Runnels

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Aberin and Sherri Aberin, husband and wife, 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 East along the center line of Section 10 Township 36 S.R. 6 E.W.M., a distance of 330 feet from the center of said Section 10 and thence South at right angles to said center line and parallel to the North-South center line a distance of 275 feet for the true point of beginning; thence East parallel to the East-West centerline a distance of 150 feet to a point; thence South parallel to the North-South centerline a distance of 150 feet; thence West parallel to the East-West centerline a distance of 150 feet; thence North parallel to the North-South centerline a distance of 150 feet to the point of beginning. Together with an easement for the use of the 50 foot roadway running from the forest service road along the Westerly boundary of the property adjoining said parcel on the West. Also, together with an easement for the use of the private canal and the roadway along the canal bank lying Southerly of said parcel. Subject to the following building restrictions: (a) No chickens, goats or livestock shall ever be housed, kept or maintained on said

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on back)

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 taxes for fiscal year 1977-78;

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 \$ none. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21 day of September, 1977; 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 Klamath) ss.
September 21, 1977

Personally appeared the above named Ben Runnels and Gladys Runnels

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

Before me: Carolyn DeVoss
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-20-81

STATE OF OREGON, County of) ss.
September 21, 1977

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) Notary Public for Oregon
My commission expires:

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.

By Recording Officer Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

David Aberin
2508 Vantage Way
Del Mar, CA 92014
NAME, ADDRESS, ZIP

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

Same
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

18867

Building Restrictions continued:

premises; (b) No temporary structures shall be erected or maintained on said premises for a period of longer than 3 months; (c) Any trailer house brought on said premises must be maintained in a reasonable condition. Subject to easements and rights of way of record and apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO.

this 11th day of OCTOBER, A. D. 1977, at 11:30 o'clock A.M., and

fully recorded in Vol. M77, of DEEDS, on Page 18866

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernethart Litch