

THIS INDENTURE WITNESSETH, that C. O. CARLSTROM and LOUISE A. CARLSTROM, husband and wife, hereinafter known as Grantors, for the consideration herein- after stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto BEN RUNNELS and GLADYS RUNNELS, husband and wife, Grantees, the following-described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: A tract of land situated in the NW $\frac{1}{4}$ of Section 10, Township 36 S., R. 6 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the Easterly boundary of the Klamath Falls-Rocky Point Highway, said point being North 20°53' West along said boundary a distance of 226.9 feet from the Northwest corner of Lot 26, FRONTIER TRACTS; thence North 89°17' East parallel with the North boundary of said Lot 26, a distance of 138.6 feet to an iron pin; thence North 0°25' East a distance of 114.58 feet to an iron pin; thence South 89°16' West a distance of 55.0 feet to an iron pin, thence South 0°25' West a distance of 96.58 feet to an iron pin; thence South 89°17' West a distance of 90.4 feet to an iron pin on the Easterly boundary of said Highway; thence South 20°53' East along the Easterly boundary of said highway a distance of 19.2 feet, more or less, to the point of beginning.

PARCEL 2: A tract of land situated in the NW $\frac{1}{4}$ of Section 10, Township 36 S., R. 6, E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Easterly right of way line of the Klamath Falls-Rocky Point Highway, said point being North 20°53' West along the Easterly right of way line of said Highway 246.1 feet from the Northwest corner of Lot 26, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, according to the official plat thereof on file in Klamath County, Oregon; thence North 89°17' East and parallel with the Northerly line of said Lot 26, FRONTIER TRACTS a distance of 90.4 feet to a point; thence North 0°25' East 48.58 feet to a point; thence South 89°17' West 108.8 feet, more or less, to the Easterly right of way line of said Klamath Falls-Rocky Point Highway; thence South 20°53' East along said Easterly right of way line to the point of beginning.

PARCEL 3: A tract of land situated in the NW $\frac{1}{4}$ of Section 10, Township 36 S., R. 6 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the Easterly boundary of the Klamath Falls-Rocky Point Highway, said point being North 20°53' West along said boundary a distance of 297.8 feet from the Northwest corner of Lot 26, FRONTIER TRACTS; thence North 89°17' East parallel with the North boundary of said Lot 26 a distance of 108.8 feet to an iron pin; thence North 0°25' East a distance of 48.0 feet to an iron pin; thence South 89°16' West a distance of 126.9 feet to an iron pin on the Easterly boundary of said highway; thence South 20°53' East along the Easterly boundary of said Highway a distance of 51.1 feet, more or less, to the point of beginning.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above-described property.

SUBJECT TO: Reservations, restrictions, covenants, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer is \$2,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantors do hereby covenant, to and with the said Grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances,

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97601
882-7228

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except those above set forth and any suffered or created by Grantees, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth and any suffered or created by Grantees.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 7th day of December, 1976.

C. O. Carlstrom (SEAL)
C. O. Carlstrom
Louise A. Carlstrom (SEAL)
Louise A. Carlstrom

STATE OF NEVADA
County of Carson City ss
Clark

On this 14 day of December, 1976, personally appeared the above-named C. O. Carlstrom and Louise A. Carlstrom, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

MABLE J. SNOOKS
Notary Public - State of Nevada
(SEAL)
My Commission Expires: Dec. 2, 1977

Mable J. Snooks
Notary Public for Nevada

Until a change is requested, mail all tax statements to:

Ben and Gladys Runnels
Highway and Rt. 60
Klamath Falls, Or. 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
led for record ~~XXXXXX~~
his 28th day of OCTOBER A. D. 19 77 at 3:11 o'clock P.M., and
fully recorded in Vol. M77, of DEEDS on Page 20735
FEE \$ 6.00
By Wm D. Milne County Clerk

Warranty Deed - Page 2.

GANONG & SISEMORE
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