

47149

WARRANTY DEED—TENANTS BY ENTIRETY

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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 the grantor paid by Norman F. Johnston and Edythe R. Johnston, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at a point which lies East along the East-West center section line a distance of 175 feet from the center of Section 10 Twp. 36 S., R. 6 E.W.M.; thence South parallel to the North-South center line of said section a distance of 275 feet to the true point of beginning of this description; thence East parallel to said East-West center line a distance of 180 feet to a point; thence South parallel to said North-South center line a distance of 150 feet to a point; thence Northwest in a straight line to a point which is South along a line parallel to said North-South center line a distance of 80 feet from the true point of beginning; thence North parallel to said North-South center line a distance of 80 feet to the point of beginning.

Together with an easement over the 50 foot roadway immediately West of and adjacent to said property to be used with other property owners abutting on said roadway.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as of December 1, 1968;

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 \$ 3500.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 18 day of April, 1978; 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, ARIZONA } ss.  
County of Klamath  
April, 1978

Personally appeared the above named  
Ben Runnels and Gladys Runnels

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

Before me:

*Blaise L. Lutton*

Notary Public for Oregon.

My commission expires May 28, 1981

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ 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 \_\_\_\_\_

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  
Harriman Rte.  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Norman F. Johnston and Edythe R. Johnston  
368 Anita St., Sp. #35  
Chula Vista, Calif. 92011  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Norman F. Johnston  
368 Anita Street, Sp. #35  
Chula Vista, CA 92011  
NAME, ADDRESS, ZIP

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

Norman F. and Edythe R. Johnston  
368 Anita St., Sp. #35  
Chula Vista, CA 92011  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of April, 1978, at 3:29 o'clock PM., and recorded in book M78 on page 8503 or as file/reel number 47149

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Hill  
By Remeka Hill Recording Officer  
Deputy

Fee \$3.00