

KC7C

34656

WARRANTY DEED

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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 grantor paid by Marvin G. Bresler and Lorraine E. Bresler, 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:

A parcel of land situate in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 10 Township 36 South, Range 6 E.W.M., more particularly described as follows: Beginning at the Northwest corner of that certain parcel of land conveyed to State of Oregon, by and through its State Game Commission by deed recorded December 18, 1963, Vol. 349, page 661, Deed Records of Klamath County, Oregon; thence North 32°17' West along the extension of the West line of said parcel of land a distance of 30 feet to a point; thence South 57°43' West to an intersection with the North line of that certain parcel of land conveyed to Marvin G. Bresler et ux., by deed recorded May 31, 1979, Vol. M79, page 12560, Deed Records of Klamath County, Oregon; thence Easterly along the Northerly line of said Bresler parcel to the point of beginning.

Subject to easements and rights of way of record and apparent on the land.

(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 taxes for fiscal year 1983-84 which are now a lien but not yet payable;

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 August, 1983; 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 ) ss.  
August 31, 1983

STATE OF OREGON, County of ) ss.  
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Personally appeared and

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

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)

Personally appeared the above named Ben Runnels and Gladys Runnels

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 9/23/85

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marvin G. Bresler  
23466 - 27th Place West  
Brier, WA 98036  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 20th day of March, 1984, at 11:12 o'clock AM., and recorded in book/reel/volume No. M84 on page 4513 or as document/fee/file instrument/microfilm No. 34656, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Pam Smith, Deputy

Fee: \$4.00

Cal  
4.80