

OA

43083

WARRANTY DEED—SURVIVORSHIP

Vol. 1184 Page

19125

KNOW ALL MEN BY THESE PRESENTS, That Gladys Runnels

for the consideration hereinafter stated to the grantor paid by Gladys Runnels, Harold Eugene Runnels, and Sherri Abern

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

330

The Southerly / feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the Southerly 330 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ all in Section 10 Township 36 South, Range 6 E.W.M.

A tract of land situated in the NW $\frac{1}{4}$ of Section 10 Township 36 S.R. 6 E.W.M., 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 181.9 feet to an iron pin

(CONTINUED ON REVERSE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

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 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 9 day of November, 1984; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Gladys Runnels

STATE OF OREGON,

County of Klamath

November 9

ss.

19 84

STATE OF OREGON, County of

ss.

19

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

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

9/23/87

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gladys Runnels
Harriman Route, Box 60
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

19126

52000-7

Recorded in (book) (page) (date) (time) (year)

RECEIVED - CLERK OF COUNTY

52000-7

19126

LEGAL DESCRIPTION CONTINUED:

on the Easterly boundary of said highway; thence South 20°53' East along the Easterly boundary of said highway to the point of beginning.

A piece or parcel of land lying in the SE¼ of Section 10 Township 36 South, Range 6 E.W.M., more particularly described as follows: Beginning at a point from which the East quarter corner of said Section 10 bears North 89°17' East a distance of 9.25 chains; thence from said point of beginning South 57°43' West 30.24 chains to a point; thence South 68°39' West 6 chains to a point; thence North 37' East 17.93 chains to a point; thence North 89°17' East 30.96 chains to the point of beginning. SAVING AND EXCEPTING THEREFROM those portions heretofore conveyed by Ben Runnels and Gladys Runnels to other parties.

A parcel of land situate in the NW¼SE¼ 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, 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, and the true point of beginning of the parcel conveyed herein; thence continuing South 57°43' West to the West line of said Bresler parcel; thence North along the West line of said Bresler parcel to the Northwest corner thereof; thence East along the North line of said Bresler parcel to the point of beginning.

TOGETHER WITH any and all easements appurtenant to any of the above described parcels.

SUBJECT TO easements and rights of way of record and apparent on the land, to building and use restrictions of record and a mortgage to Klamath First Federal Savings and Loan Association covering the property described in the first paragraph above.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 9th day of November A.D. 1984
at 3:11 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 19125

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00 Index: \$1.00