

80070

-WARRANTY DEED-

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BUFF RUNNELS and DARLE RUNNELS, husband and wife, and DONALD R. WORKMAN and CORA E. WORKMAN, husband and wife, Grantors, convey to ROBERT HENRY SHARP and CHRISTINE P. SHARP, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

All that portion of Lots 3, 6, and 11, in Section 11, Township 36 South, Range 11 East, Willamette Meridian, lying Southerly of the boundaries of the Second Addition to Nimrod River Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and lying North of the Sprague River

SUBJECT TO: A non-exclusive easement for road and incidental purposes, including the terms and provisions thereof, 60 feet in width parallel with and adjacent to the Southerly boundary line of Second Addition to Nimrod River Park, as reserved in deed from Lane Cuncan et al, to Kojo Fukutaki, et ux, dated May 20, 1969, recorded July 14, 1969, Vol. M69, page 6117, Deed Records of Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eight Thousand Nine Hundred and No/100ths (\$8,900.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address:

DATED this 14 day of June, 1976.

Buff Runnels  
Darle Runnels  
Donald R. Workman  
Cora E. Workman

STATE OF OREGON )  
County of Klamath ) ss. June 14, 1976.

Personally appeared the above-named BUFF RUNNELS and DARLE RUNNELS, husband and wife, and DONALD R. WORKMAN and CORA E. WORKMAN, husband and wife, and acknowledged the foregoing instrument their voluntary act. Before me:

[Signature]  
Notary Public for Oregon  
My Commission expires: 8-8-79

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Klamath First Federal Savings & Loan of October A.D. 19 87 at 3:18 o'clock P. M., and duly recorded in Vol. M87 of Deeds

FEE \$10.00

By Evelyn Biehn County Clerk  
[Signature]