

85390

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63-1515

KNOW ALL MEN BY THESE PRESENTS, That Clifford J. Emmich and Winifred L. Emmich, husband and wife, 1931 El Arbolita Drive, Glendale 8, California, grantor(s), (\$10.00) Dollars, in consideration of Ten and no/100-
to them paid by MICHAEL L. and ALICE W. BERGEN, husband and wife, 10851 Valjean Avenue, Granada Hills, California, grantee(s), do hereby grant, bargain, sell and convey unto the said grantee(s), their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

Lots #6 through #12 inclusive, Block #5, Sprague River.

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

To Have and to Hold the above described and granted premises unto the said grantee(s), their heirs and assigns forever.

And the grantor(s) do covenant that they will and their heirs, executors and administrators, shall warrant and defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons claiming by, through, or under the grantor(s).

Witness their hands and seals this 5th day of December, 1963.

Witness their hands and seals this 5th day of December, 1963.

STATE OF CALIFORNIA

County of Los Angeles

On this 5th day of December, 1963

Before me, a Notary Public in and for said County and State, personally appeared the within named Clifford J. Emmich and Winifred L. Emmich who are

known to me to be the identical individual(s) described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

NOTARY PUBLIC

MARGE G. SEYFARTH
Notary Public for the State of California
My Commission Expires June 25, 1965

MARGE G. SEYFARTH
Notary Public for the State of California
My Commission Expires June 25, 1965

Special
WARRANTY DEED

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Jan, 1964 at 3:22 o'clock P.M., and recorded in book 350 on page 225. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Chas. F. Delap

County Clerk-Recorder.

By Jane [Signature] Deputy.

Fee \$1.50

OREGON TITLE COMPANY OF KLAMATH COUNTY

85392

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KNOW ALL MEN BY THESE PRESENTS, That we, Lula Engelcke (formerly Lula Dougherty) and Raymond H. Engelcke, wife and husband,

in consideration of Ten Dollars and other valuable considerations

to us paid by Willard L. Polson and M. Eunice Polson, husband and wife,

do hereby grant, bargain, sell and convey unto said Willard L. Polson and M. Eunice Polson, husband and wife,

their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

Lot 18 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the records of Klamath County, Oregon. SUBJECT TO:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

2. All contracts and agreements with the United States of America and the Enterprise Irrigation District, relative to irrigation and/or drainage and any existing rights of way for ditches or canals and laterals, heretofore conveyed or used in connection therewith.

3. Any unpaid charges or assessments of the Enterprise Irrigation District.

4. Rules, regulations and assessments of South Suburban Sanitary District, within the boundaries of which district said property is located.

5. Reservations contained in deed from Charles W. Miller and Naomi K. Miller, husband and wife, to Ole Gunderson and Christina Gunderson, husband and wife, dated May 24, 1941, recorded April 18, 1942, on page 545 of Volume 146 of Deeds, records of Klamath County, Oregon, as follows: "Subject, however, to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from the property line on street."

To Have and to Hold the above described and granted premises unto the said Willard L. Polson and M. Eunice Polson, husband and wife,

their heirs and assigns forever.

And we, Lula Engelcke, (formerly Lula Dougherty) and Raymond H. Engelcke, wife and husband, the grantor(s), above named do covenant to and with the above named grantee(s), their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, save and except as above stated,

and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hand(s) and seal(s) this 13th day of December, 1959

Executed in the Presence of

[Signatures of Witnesses]
(SEAL)
(SEAL)
(SEAL)