

KNOW ALL MEN BY THESE PRESENTS, That H.W. Crume a married man  
Sprague River, Oregon

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Winifred L. Emmich a married woman her separate property 1931 El Arbolita  
Drive Glendale, Calif 91208

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of KLAMATH, State of Oregon, described as follows, to-wit:

Lots #13, #14, #15 and #16 Block #18 First addition to Sprague River, Oregon  
and all improvements thereon.

This conveyance subject to payment of \$475. Cash to Grantor and to  
Grantors release and to any other releases needed for Grantor to ~~ENH~~  
convey a good and valid deed to Grantee upon Grantees payment of said  
\$475. Cash.

See a true copy of agreement for sale and purchase of real property  
attached hereto and made a part hereof.

# AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

THIS AGREEMENT, made and entered into this 16<sup>th</sup> day of April, 1968  
by and between H. W. Crume & Rosella M. Crume H/W  
of the City of Sprague River, State of Oregon,  
hereinafter designated "SELLERS" and  
Winifred L. Emmich a Married Woman 1931 El Arbolita Pl  
of the City of Glendale, State of Calif 91208,  
hereinafter designated "BUYERS":

(the plural, "Buyers" and "Sellers", pertains also to the singular)  
WITNESSETH: The "SELLERS" in consideration of the covenants and agreements  
herein contained, agree to sell and convey to "BUYERS" and "BUYERS" agree to  
buy the Real Property in Klamath County, State of Oregon,  
LOTS #13, #14, #15 and #16 LEGALLY DESCRIBED AS:

BLOCK #18 FIRST ADDITION SPRAGUE RIVER, OREGON AND ALL IMPROVEMENTS  
THEREON

as per Map on file in the Office of KLAMATH County Recorder, 10  
subject to: covenants, conditions, restrictions, reservations, rights, rights  
of way and easements of record. SELLER WARRANTS INSURABLE TITLE AND  
SELLER WILL REMOVE ALL PERSONAL BELONGINGS  
PURCHASE PRICE \$ 500.<sup>00</sup> WITHIN 3 DAYS.

PAYABLE \$ 25.<sup>00</sup> On date hereof, receipt hereby acknowledged  
BALANCE \$ 475.<sup>00</sup> Payable as follows: Balance in full in ~~cash~~  
or as per terms of Note secured by mortgage or trust deed BY DRAFT

UPON PRESENTATION WITH EXECUTED DEED 1968

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1. The above stated purchase price covers the purchase of the property herein described.
2. "Sellers" ~~make no~~ claim that real property described is recorded in "Sellers" name, ~~and~~ that said property is unencumbered at the time of sale.
3. Upon performance of the terms of this agreement, and after payment in full of the purchase price ~~or upon execution of Note secured by mortgage or trust deed~~, "Sellers" shall deliver to the "Buyers" a good and sufficient warranty deed for said property, free and clear of any encumbrances.
4. The conveyance of these lands described herein is subject to usual reservations common to lands in the area and subject to any easements or roads of record, or roads apparent on the land, or as appearing on U. S. Department of Interior Geological Survey Maps.
5. "Sellers" represent these lands as unimproved marginal agriculture or ranch land and "Sellers" make no claim as to the productivity of the lands.
6. "Sellers" shall not be liable to "Buyers" for any expenses incurred inspecting property.
7. Performance of this contract shall be in the City of SPRAGUE RIVER, State of OREGON.
8. This transaction is subject to rescission and refund of all monies pending "Buyers" inspecting property. Monies or checks to be paid to the escrow company designated, other than deposit.
9. This is the entire agreement of both parties, it being understood that no one other than "Sellers" have any authority to make any representations other than those herein stated, and that no agreement has been made by "Sellers" to resell the property herein described for the benefit of "Buyers".

<u>Winifred E. Smith</u>	"BUYERS"	<u>X. M. Crum</u>	"SELLERS"
_____	"BUYERS"	_____	Phone _____
_____	ADDRESS	As per terms of Note secured by Mortgage or Trust Deed make all payments direct to:	
_____	CITY & STATE	_____	_____
_____	PHONE	_____	_____

SIGN AND LEAVE ONE COPY FOR BUYER



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And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 500.00

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this \_\_\_\_\_ day of \_\_\_\_\_ 1968.  
Copy attached hereto is dated 16th day of April 1968.

As of May 5th, 1968. Grantee is unable to locate Grantor therefor,  
Execution of this deed is incomplete.

Execution of this deed is incomplete  
STATE OF OREGON, County of \_\_\_\_\_) ss.  
Personally appeared the above named \_\_\_\_\_ 19

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed

(OFFICIAL SEAL)

*Before me:*

Notary Public for Oregon  
My commission expires

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Session Laws.

Special  
**WARRANTY DEED**

H. W. Crume et al.

Sprague River, Oregon

TO  
Winifred L. Emmich  
1931 El Arbolita Dr.  
Glendale, Calif. 91208

AFTER RECORDING RETURN TO  
 Winifred L. Emmich  
 1931 El Arbolita Dr.  
 Glendale, Calif. 91208

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TRIES WHERE

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 \_\_\_\_\_ on page \_\_\_\_\_.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed

*Title.*

*By*

# AFFIDAVIT

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## GENERAL

STATE OF CALIFORNIA,

County of LOS ANGELES ss.

CLIFFORD J. EMMICH 1931 EL ARBOLITA DR GLENDALE, CALIF. 91208

BEING FIRST DULY SWORN, deposes and says:

ON THE 16<sup>TH</sup> DAY OF APRIL 1968 AT ABOUT 5 P.M. I DID WITNESS THE SIGNING OF AN AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE BY H.W. CRUME OF SPRAGUE RIVER, OREGON

CONTENTS OF SAID AGREEMENT WAS

A PARCEL OF REAL PROPERTY DESCRIBED TO WIT;  
LOTS #13, #14, #15 AND #16 BLOCK #18 FIRST ADDITION  
SPRAGUE RIVER, OREGON AND ALL IMPROVEMENTS  
THEREON SAID PROPERTY BEING IN KLAMATH COUNTY, OREGON

SAID AGREEMENT WAS DRAWN FOR THE PURPOSE  
OF TRANSFERRING THE INTEREST OF H.W. CRUME AND  
ROSELLA M. CRUME H/W SPRAGUE RIVER, OREGON TO  
WINIFRED L. EMMICH A MARRIED WOMAN, HER  
SEPARATE PROPERTY, 1931 EL ARBOLITA DR.  
GLENDALE, CALIF. 91208 FOR THE SUM OF ~~\$475.00~~  
\$500. A CASH CONSIDERATION OF \$25.00 WAS GIVEN  
TO H.W. CRUME AND A BANK DRAFT FOR \$475.00  
BE PAID UPON PRESENTATION AND DEMAND WHEN  
ACCOMPANIED BY AN EXECUTED NOTARIZED DEED  
TO THE REAL PROPERTY HEREIN DESCRIBED,  
H.W. CRUME WAS SOBER AND SIGNED SAID  
AGREEMENT OF HIS OWN FREE WILL.

Clifford J. Emmich

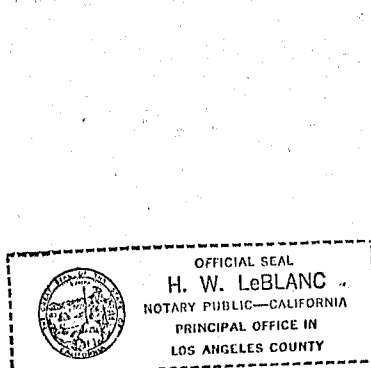
SUBSCRIBED and sworn to before me this 6<sup>th</sup>

day of May, 1968

H.W. LeBlanc

H. W. LeBLANC

NAME (TYPED OR PRINTED) \_\_\_\_\_  
Notary Public in and for said State, State of California.  
My Commission Expires April 13, 1969





STATE OF OREGON, } ss  
County of Klamath }

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Filed for record at request of

Oliver M. Spencer

on this 9 day of May A. D. 19 68

at 1:23 o'clock P. M. and duly

recorded in Vol. M68 of Deeds

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DOROTHY ROGERS, County Clerk

*Dorothy Rogers*  
Deputy

Fee \$7.50

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