

282817

VOI. 164 PAGE 10980

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, husband & wife, 1931 El Arbolita Drive, Glendale, Calif. 91208, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GROVER C. KINGDON and MARIANNE KINGDON, husband and wife, 2016 Loma Vista Street, Pasadena, California 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:

Township 35 South, Range 9 East, W.M.  
Section 6: South 1/2 of South 1/2 of South 1/2 of Southwest 1/4 of Northeast 1/4 of Southeast 1/4, excepting that part that lays east of the Sprague River.

This conveyance is made subject to easements, rights of way of record and those apparent on the land. This conveyance is not subject to restriction of 800 sq. ft. building with indoor plumbing. Said restriction was by Emmich when conveyed to Bergman. Bergman has reconveyed to Emmich, and Emmich herewith rescinds such restriction.

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 the above granted premises, that the said premises are free from all encumbrances

and that grantor will warrant and forever defend the above granted 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 \$2,000.00. However, the actual consideration consists of the value of the property conveyed which is the whole consideration (the whole).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 13 day of Dec., 1968; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

OFFICIAL SEAL  
H. W. LeBLANC  
NOTARY PUBLIC—CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
Affiliated by a corporation  
(affix corporate seal)

*Clifford J. Emmich*  
*Winifred L. Emmich*

STATE OF CALIFORNIA } ss.  
County of Los Angeles }  
Dec 13, 1968  
Personally appeared the above named  
Clifford J. Emmich & Winifred L. Emmich  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) *H. W. LeBlanc*  
Notary Public for the County of Los Angeles, State of California.  
My commission expires April 13, 1969

STATE OF OREGON, County of Klamath } ss.  
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:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (OFFICIAL SEAL)

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

WARRANTY DEED  
(SURVIVORSHIP)

CLIFFORD J. EMMICH and  
WINIFRED L. EMMICH  
TO  
GROVER C. KINGDON and  
MARIANNE KINGDON  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

No. TRANSAMERICA TITLE INSURANCE CO.  
600 MAIN STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 19th day of December, 1968, at 4:21 o'clock P.M., and recorded in book 11-68 on page 10980. Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Dorothy Rogers  
County Clerk Title.  
By *Debra Jones* Deputy.  
Fee: \$1.50

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)