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VOL 1169 PAGE 264

STEVENS-NESS LAW FIRM, CO., PORTLAND, ORE.

69-01

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, husband & wife, 1931 El Arbolita Drive, Glendale, California 91208, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GEORGE A. PONDELLA, JR., a single man, 700 Ridge Drive, Glendale, California 91206 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:

TOWNSHIP 35 South, Range 11 East, W.M.

Section 13: North  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  (20 acres)

This conveyance is made subject to easements, rights of way of record, those apparent on the land, and to an easement for adjoining property owners for a joint user roadway and all other roadway purposes over and across the property herein conveyed.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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 \$ 700.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 700.00~~

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

Witness grantor's hand this 8<sup>th</sup> day of Oct, 1968

CLIFFORD J. EMMICH  
WINIFRED L. EMMICH

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

H. W. LeBLANC  
NOTARY PUBLIC—CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY

Notary Public for Oregon, California  
My commission expires April 13, 1969

NOTE—The sentence between the symbols  $\odot$  and  $\otimes$  should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

<b>Special WARRANTY DEED</b>		<b>STATE OF OREGON,</b>	
CLIFFORD J. EMMICH and WINIFRED L. EMMICH TO GEORGE A. PONDELLA, JR.		County of Klamath ss. I certify that the within instrument was received for record on the 9 day of January, 1969, at 3:51 o'clock P.M., and recorded in book 1169 on page 264. Record of Deeds of said County.	
AFTER RECORDING RETURN TO George A. Pondella, Jr. 700 Ridge Drive Glendale, California 91206		Witness my hand and seal of County affixed. Wm. D. Milne County Clerk By <i>William A. Westman</i> Deputy	
No.		Fee \$1.50	