

1967

VOL. 7769 PAGE

68-1749
 KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, husband and wife, 1931 El Arbolita Drive, Glendale, California 91208

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOSEPHINE L. PAVLIK, a married woman, 6945 W. 77th Street, Los Angeles, California 90045

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:

AN UNDIVIDED 1/16 INTEREST: of that property in Township 36 South, Range 10 East of the Willamette Meridian:

Section 11: All that portion of Government Lot 24 lying South of Sprague River. All of Government Lots 25 and 32 EXCEPT from the above described lots that portion deeded to Oregon-California & Eastern Railway Company in Deed Volume 80 at page 435 and in Volume 76 at page 52 of Klamath County Deed Records.

Section 12: Government Lots 28 and 29.

Section 14: Government Lots 1, 2, 7, 8, together with that portion of Government Lot 10 EXCEPTING THEREFROM those portions deeded in Deed Volume 219 at page 493, and in Volume 335 at page 316.

ALSO EXCEPT that part deeded to Klamath County for Sprague River Highway as described in Deed Volume 85 at page 618.

This conveyance is subject to rights and reservations of record but is not subject to mortgage from Newlun to Johnson (affects Sec. 11) or the mortgage from Emmich to Newlun (affects Sec. 11, 12 and 14) which grantee does not assume and grantor will hold grantee harmless therefrom.

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 \$4,000.00.

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

Witness grantor's hand this 21st day of Sept, 1968.

Clifford J. Emmich
Winifred L. Emmich

STATE OF CALIFORNIA, 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.

Before me:

Ruby L. Edgar

Notary Public for Oregon California

My commission expires Sept 10 - 1971

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

Special WARRANTY DEED

CLIFFORD J. EMMICH and

WINIFRED L. EMMICH

TO

JOSEPHINE L. PAVLIK

AFTER RECORDING RETURN TO

Josephine L. Pavlik

6945 W. 77th Street

Los Angeles, California

90045

(DON'T USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUN-
TY WHERE
USED.)

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instru-
ment was received for record on the
13th day of January, 1969
at 3:42 o'clock P.M., and recorded
in book M-69 on page 337.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk

Title

By *Charles K. Howman* Deputy

Fee \$1.50