

29225

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KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, husband & wife, 1931 El Arbolita Dr., Glendale, California 91208, for the consideration hereinafter stated to the grantor paid by RYAN T. BONAR and MARY JO BONAR, husband & wife, 1134 E. Northridge, Glendora, 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 12 East, W.M.
Section 8: That part of East ½ of West ½ of Northeast ¼ of Southeast ¼ that lays north of the Sycan River.

This conveyance is made subject to easements, rights of way of record, those apparent on the land and to a 30 ft. wide joint user roadway over and across the northerly boundary of the property herein conveyed.

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

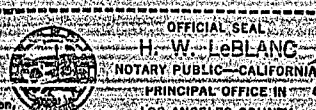
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,800.00.

~~Grantee hereby acknowledges that the above described premises are not subject to any lien or encumbrance of any kind.~~

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 29th day of January, 1969, 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.



(If executed by a corporation affix corporate seal)

STATE OF CALIFORNIA) ss.

County of Los Angeles)

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, Notary Public for the State of California, I have signed my name and seal.

My commission expires April 13, 1969.

STATE OF OREGON, County of) ss.

Personally appeared)

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, I have signed my name and seal.

My commission expires

WARRANTY DEED

(SURVIVORSHIP)

CLIFFORD J. EMMICH and

WINIFRED L. EMMICH

to

RYAN T. BONAR and

MARY JO BONAR

1134 E. Northridge

Glendora, California

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the

29th day of January, 1969,

at 2:30 clock P.M., and recorded

in Book 1169 on page 719

Record of Deeds of said County.

Witness my hand and seal of

County attested.

Wm. D. Milne

County Clerk Title

By Deputy

Fee: \$1.50