

29226

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1967

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, h/w, 1931 El Arbolita Dr., Glendale, California 91208, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RYAN T. BONAR and MARY JO BONAR, h/w, 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 the western 495 ft. of the easterly 990 ft. of the Southeast 1/4 that lays north of the Sycaan River (7 1/2 acres more or less).

This conveyance is made subject to a 30 ft. wide easement for joint-user roadway along northerly boundary, and easements, rights of way of record and those apparent on the land.

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
Cents, 00/100. The consideration consists of cash tendered to the grantor by the grantees, and the grantor hereby certifies that the consideration is true and correct.

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 6th day of May, 1968, if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be hereunto by its officers duly authorized thereunto by order of its board of directors.

H. W. LeBLANC
NOTARY PUBLIC—CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
(If executed by a corporation,
affix corporate seal)

STATE OF CALIFORNIA
County of Los Angeles

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,
(OFFICIAL SEAL)
Notary Public for California
My commission expires
H. W. LeBLANC

NOTARY PUBLIC, in and for the County of Los Angeles, State of California.
My Commission Expires April 13, 1969

STATE OF OREGON, County of Klamath

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,
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires _____

WARRANTY DEED

(SURVIVORSHIP)

CLIFFORD J. EMMICH and
WINIFRED L. EMMICH

TO
RYAN T. BONAR and
MARY JO BONAR

SAME AS GRANTEES ABOVE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of January, 1969,

at 1:00 P.M., and recorded in Book M-69 on page 750.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

by _____ Deputy

Fee: \$1.50