69-2700-L

FORM No. 762—SPECIAL WARRANTY DEED. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967

30347 VOL M69 PAGE 2050

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* RAY WILSON CO., a California Corporation, 4660 Colorado Blvd., Los Angeles, California *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:*

~~The conveyance includes all improvements now existing or hereafter erected on the property.~~

A piece or parcel of land situate in the E½NE¼ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian and being more particularly described as follows:

That portion of the E½NE¼ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian lying South of the County Road known as Williamson Road, North of the Sprague River, and West of the following described line:

Beginning at an iron pipe in the existing Southerly right-of-way fence of the Williamson Road from which the Section corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 8 East W.M. bears North 58° 27½' East 1162.0 feet distant; thence

South 00° 01' East 1174.9 feet to an iron pipe reference monument; thence

South 00° 01' East 31 feet, more or less, to the Northerly low water line of Sprague River, EXCEPTING the East 165 feet thereof

This conveyance is made subject to: reservations and restrictions of record, easements and rights of way of record, and those apparent on the land.

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 $ 3,000.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is~~ ~~the whole~~ *consideration (indicate which)*

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

Witness grantor's hand this 12th *day of* March, 19 69

Clifford J. Emmich

Winifred L. Emmich

STATE OF ~~OREGON~~ CALIFORNIA, *County of* Los Angeles) *ss.* March 12th, 19 69

Personally appeared the above named Clifford J. Emmich and Winifred L. Emmich

and acknowledged the foregoing instrument to be their *voluntary act and deed.*

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

(OFFICIAL SEAL) *Before me:* H. W. LeBLANC

H. W. LeBLANC
NOTARY PUBLIC, in and for the County of Los Angeles, State of California.

Notary Public for ~~Oregon~~ California

My commission expires My Commission Expires April 13, 1969

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.

Special
WARRANTY DEED

CLIFFORD J. EMMICH and
WINIFRED L. EMMICH
TO
RAY WILSON CO.

No.

AFTER RECORDING RETURN TO

Transamerica Title Insurance Co.

762

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

35

FEE $ 1.50

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 21st *day of* MARCH, 19 69, *at* 3:37 *o'clock* P.M., *and recorded in book* M-69 *on page* 2050 *Record of Deeds of said County.*

Witness my hand and seal of County affixed.

WM D. MILNE
COUNTY CLERK *Title.*

By Marlene K. Holstrom *Deputy*