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

1967

VOL. 169 PAGE 5721

69-836 *QAR*
 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
 JOHN M. SCHOONOVER, ~~husband and wife~~ 12011 Bradfield Avenue,
 Lynwood, California and Arda F. Schoonover, husband and wife,

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:

As per Exhibit "A" attached hereto and made a part hereof. (310 acres more or less)

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 war-
 rant 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 \$37,400.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 part of the consideration ~~(which is not stated)~~

In construing this deed the singular includes the plural as the circumstances may require.
 Witness grantor's hand this 21st day of APRIL, 1967

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.

OFFICIAL SEAL
 DOROTHY A. McCLURE
 NOTARY PUBLIC-CALIFORNIA
 LOS ANGELES COUNTY
 My Commission Expires Mar. 17, 1973

Notary Public for Oregon California
 My commission expires

NOTE—The sentence between the brackets, 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
 JOHN M. SCHOONOVER

No.

AFTER RECORDING RETURN TO
 TRANSAMERICA TITLE INSURANCE CO.
 600 MAIN STREET
 KLAMATH FALLS, OREGON 97601

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

Fee \$3.00

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 1 day of July, 1967,
 at 2:30 o'clock P.M., and recorded
 in book 169 on page 5721
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Wm. D. Milne

County Clerk Title.

By *Phyllis Rutledge* Deputy

The following described real property in Klamath County, Oregon:

IN TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN:

SECTION 13: S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$

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SECTION 14: N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ and N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$ and S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ and S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NW $\frac{1}{4}$, EXCEPTING the NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and EXCEPT NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$

SECTION 11: S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ EXCEPT the SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING FROM THE S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, the following described tract:

Beginning at an iron pin on the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence

North 89° 31 $\frac{1}{2}$ ' East along the North line of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11, a distance of 1960.00 feet to an iron pin; thence

South 1° 04 $\frac{1}{2}$ ' East parallel with the West line of said Section 11 a distance of 800.00 feet to an iron pin; thence

South 89° 31 $\frac{1}{2}$ ' West parallel with the North line of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11 a distance of 1960.00 feet to an iron pin on the West line of said Section 11; thence

North 1° 04 $\frac{1}{2}$ ' West along the West line of said Section 11 a distance of 800.00 feet, more or less, to the point of beginning.

FURTHER EXCEPTING from the above described Parcels the following:

1. A Strip of land 60 feet in width, measured at right angles to and along the West line of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the West line of said Section 11, said point being Southerly 800.00 feet from the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence

Southerly to the South line of said Section 11, ALSO

2. A portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of said Section 14; thence

along the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, to the Southwest corner thereof; thence

Easterly along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, 660.00 feet; thence.

Northwesterly to a point on the North line of said Section 14, said point being 60 feet Easterly of the point of beginning; thence

Westerly to the point of beginning.