8-1683

FORM No. 690—DEED, WARRANTY (Survivorship) (Individual or Corporate). STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967 39700 VOL. M70 PAGE 2366

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, husband & wife, 1931 El Arbolita Drive, Glendale, Calif. 91208, *hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by* CLIFTON A. HIX and ELIZABETH HIX, husband & wife, 27 Crest Road West, Rolling Hills, California 90274 *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:*

AN UNDIVIDED 2/3 INTEREST: Township 34 South, Range 7 East, W.M.
Section 32: North 1/2 of South 1/2 of Southwest 1/4. (40 acres)

This conveyance is made subject to: rights and reservations common to the area, and to a 30 ft. wide easement for ingress and egress over existing road to and from S½S½SW¼, and to and from N½SW¼, excepting E½NE¼SW¼, and to and from Winema National Forest. Grantor reserves for grantee 30 ft. wide easement over existing road across S½S½SW¼ of Section 32 T.34S, R7E.W.M. and across Government Lot #4 which is the N½NW¼NW¼ of Section 5, T.35S, R.7E W.M. for ingress and egress to and from Crater Lake Highway.

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 $6,000.00 ~~which is the whole consideration~~

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 23 *day of* Oct., *19* 69; *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.*

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

(If executed by a corporation, affix corporate seal)

Clifford J. Emmich
Winifred L. Emmich

STATE OF ~~OREGON~~ CALIFORNIA } ss.
County of Los Angeles }

October 23, 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.*

Before me:
Dorothy A. McClellan
Notary Public for ~~Oregon~~ California
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, County of .....) ss.
....., *19*.....

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:
.....
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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

WARRANTY DEED
(SURVIVORSHIP)

CLIFFORD J. EMMICH and
WINIFRED L. EMMICH
TO
CLIFTON A. HIX and
ELIZABETH HIX

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

No.

CLIFTON A. HIX

as above

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

STATE OF OREGON, } ss.
County of KLAMATH }

I certify that the within instrument was received for record on the 26th *day of* March, *19* 70, *at* 3:22 *o'clock* P. *M., and recorded in book* M-70 *on page* 2366 *Record of Deeds of said County.*

Witness my hand and seal of County affixed.

WM D. MILNE
COUNTY CLERK *Title.*
By Maureen K. Hoistman *Deputy.*

FEE $1.50

1970 MAR 26 PM 3:22

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