

40453

3199

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

1967

KNOW ALL MEN BY THESE PRESENTS, That Clifford J. Emmich & Winifred L. Emmich
H/W 1931 El Arbolita Dr. Glendale, Calif. 91208
hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mildred L. Mix
a Widow 5512 Vantage Ave. Apt. #1, North Hollywood, Calif.

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:

Township 34 South, Range 7 East, W.M. Section 32: Southwest $\frac{1}{4}$ of Southeast
 $\frac{1}{4}$ of Southwest $\frac{1}{4}$ (10 Acres)

This conveyance is made subject to a 60 feet wide easement for joint user
roadway and all other roadway purposes over and across existing road or
along northerly boundary.

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 \$ 2,000.00
~~FROM THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 2,000.00~~
~~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.~~

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 10th day of APRIL, 1970.

Calif.

STATE OF OREGON, County of Los Angeles, ss.
Personally appeared the above named Clifford J. Emmich & Winifred L. Emmich

and acknowledged to me to be their voluntary act and deed.
Before me: Dorothy A. McClellan
Notary Public for Oregon
My commission expires Mar. 17, 1973.

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

Emmich
TO
Mix

AFTER RECORDING RETURN TO

Mix

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

FEE \$1.50

12

STATE OF OREGON,

County of KLAMATH, ss.

I certify that the within instru-
ment was received for record on the
23rd day of April, 1970,
at 1:18 o'clock P.M., and recorded
in book M-70 on page 3199
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM D. MILNE

COUNTY CLERK

By [Signature] Deputy

APR 23 2 05 PM 1970

APR 27

However
part of the
this whole
In
Wi

STATE OF
Person
NOTARY
PUBLIC
(OFFICIAL SEAL)
NOTE—The name

QUIT