

1967/50

KNOW ALL MEN BY THESE PRESENTS, That James R. DeBaun and Marguery DeBaun, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Winifred L. Emmich, a married woman, her separate property 1931 El Arbolita Drive, Glendale, California 91208

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying above the Knot Tableland north and east of the rimrock in Section 4, Township 36 South, Range 12 East of the Willamette Meridian.

This conveyance is made subject to easements, rights of way of record and those visible upon the land.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, 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 \$ none

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) Property omitted on previous deed.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 4th day of July, September 1970.

California
STATE OF OREGON, County of Los Angeles) ss.
Personally appeared the above named James R. DeBaun and Marguery DeBaun, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: Edward G. Lee
Notary Public for OREGON, California
My commission expires Mar. 3, 1974
My Commission Expires Mar. 3, 1974
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Mar. 3, 1974
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Mar. 3, 1974
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Mar. 3, 1974

WARRANTY DEED

DE BAUN

TO
EMMICH

AFTER RECORDING RETURN TO

GRANTEE

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

FEE \$1.50

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-
ment was received for record on the
8th day of September, 1970,
at 3:39 o'clock P.M., and recorded
in book M-70 on page 7912
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

By Charles H. Christman Title
Deputy

STATE OF CALIFORNIA
CITY AND COUNTY OF

On this 31st day
signed, a Notary Public,
ARTHUR W. CARLSBERG,
President and Secretary
the within instrument
acknowledged to me that
pursuant to its By-Laws

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