

68-15320

SEP 24 3 13 PM 1970

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 PHILIP W. CURTIS, a married man, 3336 Palos Verdes Drive, Palos Verdes, 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:

TOWNSHIP 34 South, Range 8 East, W.M.  
Section 21: South 1/2 of Northwest 1/4 of Southwest 1/4 and North 1/2 of Southwest 1/4 of Southwest 1/4. (40 acres)

This conveyance is made subject to; (see Exhibit "A" attached hereto and made a part hereof)

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 \$ 13,500.00. ~~Of which the total consideration consists of \$ 13,500.00, less \$ 0.00 for taxes, less \$ 0.00 for recording fees, less \$ 0.00 for notary fees, less \$ 0.00 for other charges, which is the whole~~

In construing this deed the singular includes the plural as the circumstances may require.  
Witness grantor's hand this 20th day of Nov, 1968

CALIFORNIA  
STATE OF CALIFORNIA, 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) H. W. LeBLANC, Notary Public for California, Principal Office in Los Angeles County. My commission expires April 13, 1969.

NOTE—The sentence between the symbols "or" and "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  
PHILIP W. CURTIS

After Recording Return to  
Philip W. Curtis

STATE OF OREGON,

County of \_\_\_\_\_ ss.  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_.  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

38 Title.  
By \_\_\_\_\_ Deputy

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

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Sou  
adjoining  
1/4 of  
Also  
adjoining  
Section 21  
Also  
adjoining, at  
Southwest 1/4  
East, W.M.  
Vendee is  
assume said mort



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EXHIBIT "A"

Easements, rights of way of record, and those apparent on the land and:

Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 foot wide easement for joint user roadway and all other roadway purposes over and across the property herein conveyed and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of that part of Northwest 1/4 of Northwest 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian that lays North of Sprague River Highway and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southeast 1/4 of Southwest 1/4 of Section 21, Township 34 South, Range 8 East, W.M. and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of West 1/2 of Southwest 1/4 of Section 21, Township 34 South, Range 8 East, W.M. and;

Also over and across a 60 foot wide strip of land laying East of, adjoining, and parallel to the Westerly boundary of Southeast 1/4 of Section 21, Township 34 South, Range 8 East, W.M., and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southwest 1/4 of Southwest 1/4 of Northeast 1/4 of Section 21, Township 34 South, Range 8 East, W.M.

Vendee is not subject to mortgage of Carlson. Vendee does not assume said mortgage and vendor shall hold vendee harmless therefrom.

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
TRANSAMERICA TITLE INSURANCE CO  
on this 24th day of SEPTEMBER A. D., 1970  
at 3:13 o'clock P. M. and duly  
recorded in Vol. M. 70 of DEEDS  
Page 8521

WM. D. MILNE, County Clerk  
By *Hazel Duggal* Deputy.  
Fee \$3.00

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FORM No. 725-  
SS  
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SEP 24 4 01 PM 1970

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However, the actual con  
part of the deed  
In consideration (ind  
Witness grantor's hand

STATE OF California  
County of OREGON  
Personally appeared the above named  
and acknowledged the foregoing in  
OFFICIAL SEAL  
VALERIE N. CRICKMAN  
NOTARY PUBLIC - CALIFORNIA  
My Commission Expires  
NOTE - The sentence between the words "and acknowledged" and "in presence of" is to be filled in by the notary.

WARD