

1967

45910

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, husband & wife, 1931 El Arbolita Dr., Glendale, Calif. 91208, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CHARLES BATES and FRANCES BATES, husband and wife, 6600 W. 81st Street, Los Angeles, California, 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:

TOWNSHIP 34 South, Range 8 East, W.M.

Section 21: ~~XXXXXX~~ South 1/2 of North 1/2 of Southwest 1/4 of Southeast 1/4  
(10 acres)

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

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 \$6,500.00.  
~~However, the actual consideration consists of or includes the property, xxxxxxxx, which is the whole consideration (xxxxxx) of the whole~~

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 29<sup>th</sup> day of Oct, 1968; 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  
H. W. LOBLANG  
NOTARY PUBLIC—CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
(If executed by a corporation, affix corporate seal)

STATE OF OREGON, CALIFORNIA } ss.  
County of Los Angeles  
Oct 29, 1968.

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:  
(OFFICIAL SEAL) H. W. LOBLANG  
Notary Public for California  
My commission expires in and for the County of Los Angeles, State of California, April 13, 1969.

NOTE—The sentence beginning "My commission expires" 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

CHARLES BATES and  
FRANCES BATES

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

Charles Bates

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

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instru-  
ment 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.

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

FORM  
SK.

by \_\_\_\_\_

to \_\_\_\_\_

for \_\_\_\_\_

per \_\_\_\_\_

in \_\_\_\_\_

of \_\_\_\_\_

and \_\_\_\_\_

with \_\_\_\_\_

without \_\_\_\_\_

against \_\_\_\_\_

in \_\_\_\_\_

out of \_\_\_\_\_

under \_\_\_\_\_

over \_\_\_\_\_

above \_\_\_\_\_

below \_\_\_\_\_

between \_\_\_\_\_

among \_\_\_\_\_

towards \_\_\_\_\_

from \_\_\_\_\_

by \_\_\_\_\_

with \_\_\_\_\_

without \_\_\_\_\_

against \_\_\_\_\_

in \_\_\_\_\_

out of \_\_\_\_\_

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between \_\_\_\_\_

among \_\_\_\_\_

towards \_\_\_\_\_

from \_\_\_\_\_

by \_\_\_\_\_

with \_\_\_\_\_



9412

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 Company

on this 21st day of October A. D. 1970

at 11:44 o'clock A. M. and duly

recorded in Vol. M70 of Deeds

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WM. D. MILNE, County Clerk

By *Thyllis Kuttig* Deputy.  
Fee \$3.00

FORM No. 1967

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