

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, husband & wife, 1931 El Arbolita Drive, Glendale, California 91208

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HELEN D. LONDON, a widow, 8403 Blackburn Avenue, Los Angeles, 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: That part of Northeast 1/4 of Northwest 1/4 of Southwest 1/4 that lays east of Sprague River and North 1/2 of Northeast 1/4 of Southwest 1/4.  
(26 acres more or less.)

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 \$9,400.00. ~~Whereas the consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)~~

In construing this deed the singular includes the plural as the circumstances may require.  
Witness grantor's hand this 29<sup>th</sup> day of Oct, 1968

CALIFORNIA  
STATE OF OREGON, 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 Before me: H. W. LeBLANC  
NOTARY PUBLIC—CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
Notary Public for Oregon California  
My commission expires April 13, 1969

NOTE—The sentence between the symbols @ if not printed, 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  
HELEN D. LONDON

No.

AFTER RECORDING RETURN TO

Helen D. London  
1203 N. Kings Road  
Los Angeles, Cal 90069

(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.

Title.

By

Deputy

FORM No. 105A—MORTGAGE  
SK  
THIS MORTGAGE  
by HELEN D. LONDON  
8403 Blackburn Avenue  
to WINIFRED L. EMMICH  
1931 El Arbolita Drive  
WITNESSETH  
no/100\*\*\*\*\*  
grant, bargain, sell and  
convey real property situate  
in

Easements

Grantor represents and warrants that the above described property is free from all other road

Also over the property adjoining, and the Northwest 1/4 of Northwest 1/4 of Section 21, T

Also over the property adjoining, and the Southwest 1/4 of Section 21, T

Also over the property adjoining, and the Southwest 1/4 of Section 21, T

Also over the property adjoining, and the Southwest 1/4 of Section 21, T

Also over the property adjoining, and the Southwest 1/4 of Section 21, T

Vendee assumes said

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FORM No. 216—NOT

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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 Company

on this 21st day of October A. D., 1970  
at 11:45 o'clock A. M. and duly  
recorded in Vol. M70 of Deeds  
Page 9414

WM. D. MILNE, County Clerk

By *Phyllis K. Hedges*  
Fee \$3.00 Deputy.

FORM No. 105A—MORTGAGE

THIS MORTGAGE  
by HELEN D.  
to 8403 Black  
WINIFRED L. EMMICH,  
1931 El Arbolita Drive,  
WITNESSETH  
no/100\*\*\*\*\*  
grant, bargain, sell and  
tain real property situated  
follows, to-wit:

TOWNSHIP, 34 South,  
Section 21: That part  
east of  
(26 acres)

This conveyance is made  
part hereof)

UCC 21 11 45 AM 1970

Together with all and singular  
profits therefrom, and any and  
or at any time during the term of  
TO HAVE AND TO HOLD  
heirs, executors, administrators and  
This mortgage is intended  
following is a substantial copy:

\$ 7,400.00  
Payable annually  
WINIFRED L. EMMICH, a married  
1931 El Arbolita Drive,  
Seven Thousand Four Hundred and  
with interest thereon at the rate of 6%  
be paid included in pmts. and if  
mediately due and collectible, at the option  
may be paid at any time. If this note is placed  
promises and agrees to pay holder's reasonable  
no suit or action is filed hereon; however, if  
shall be fixed by the court, or courts in which  
cided. TERMS: Payable \$1,500.00 annually  
paid including 6% per annum interest

No. 216—NOTE (Oregon UCC) 558E

And said mortgagor covenants to and with the  
seized in fee simple of said premises and has a valid  
and will warrant and forever defend the title  
the terms thereof; that the mortgagor shall execute  
nature which