

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WILLIFRED L. EMMICH, h/w, 1931 El Arbolita Drive, Glendale, California, 91208, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GEORGE R. MESSINGER, and NORMA L. MESSINGER, h/w, 3210 Merrill Drive, Torrance, California, 91280

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 28: That part of North 1/2 that lays North of Sprague River Highway and West of the Sprague River excepting the Westerly 20 feet.

This conveyance is made subject to: reservations and restrictions of record, easements, and rights of way of record, and those apparent on the land.

Vendee does not assume mortgage Emmich to Carlson and Vendor shall hold Vendee harmless therefrom.

Seller to pay all charges.

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 \$ 1.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (Deed to be recorded when Mortgage of Allstead is satisfied)

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 20<sup>th</sup> day of April, 1970; 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.

CLIFFORD J. EMMICH  
WILLIFRED L. EMMICH

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California } ss.  
County of Los Angeles

Personally appeared the above named  
Clifford J. Emmich, and Willifred L. Emmich, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
OFFICIAL SEAL  
Barbara L. Stewart  
NOTARY PUBLIC - CALIFORNIA  
My Commission Expires March 26, 1974  
No Commission Expires Between the symbols 10, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, County of Klamath } ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (OFFICIAL SEAL)

# WARRANTY DEED

(SURVIVORSHIP)

EMMICH

TO

MESSINGER

No.

George R. Messinger

Grantee

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

Fee 1.50

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 21<sup>st</sup> day of January, 1971, at 11:12 o'clock A.M., and recorded in book M-71 on page 560. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.  
By \_\_\_\_\_ Deputy.

FH  
Re

FORM No.

7-14  
71-01

JUL 21 11 16 AM 1971