

48943

VOL. M71 PAGE 1308

FORM No. 690—DEED, WARRANTY (Survivorship) (Individual or Corporate).

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

1967

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, h/w, 1931 El Arbolita Dr., Glendale, Calif., 91208, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES M. BOYLE and RUTH V. BOYLE, h/w, 30473 Mulholland Highway, Agoura, Calif., 91301.

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 35 South, Range 10 East, W.M. Section 17: South West 1/4 of South West 1/4. (40 acres.)

This conveyance is made subject to: reservations and restrictions of record, easements and rights of way of record, and those apparent on the land, and Grantor reserves for Grantee and Grantee's successors, a 60' wide easement for joint user roadway and all other roadway purposes along Northerly Boundary of Section 20, and Northerly and Westerly Boundary North of Sprague River Highway of Section 19.

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 \$6,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ~~None~~

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 20th day of June, 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
CLIFFORD J. EMMICH
Winifred L. Emmich
WINIFRED L. EMMICH

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ California } ss.
County of Los Angeles }
June 20, 1970
Personally appeared the above named Clifford J. Emmich and Winifred L. Emmich
and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for California
Barbara T. Stewart
My commission expires: LOS ANGELES COUNTY
My Commission Expires March 26, 1974

STATE OF OREGON, County of _____) ss.
Personally appeared _____ 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

Boyle

No.

James A. Boyle
as above

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

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

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Fee \$1.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12 day of February, 1971 at 3:49 o'clock P.M., and recorded in book M71 on page 1308 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title
By *Phyllis L. Little*