

1967

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 GEORGE A. PONDELLA, JR., a single man
700 Ridge Drive, Glendale, 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 36 South, Range 10 East, W.M.

Section 23: West 1/2 of Southwest 1/4 and West 1/2 of Southeast 1/4. (160 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 \$ 13,600.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration ~~(XXXXXXXXXX)~~

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 2ND day of JAN, 1969

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. LOS ANGELES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

Before me: *H. W. Los Angeles*
Notary Public for the County of Los Angeles, California
My commission expires April 13, 1969

NOTE—The sentence "between the symbols (X), if 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
GEORGE A. PONDELLA, JR.

No.

AFTER RECORDING RETURN TO

George A. Pondella, Jr.
as above

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

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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

EXHIBIT "A"

2315-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 ft. wide easement for joint user roadway and all other roadway purposes over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of the N 1/2 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying North of, adjoining, and parallel to the southerly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of E 1/2 of SW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Sec. 14: T 36S, R 10 E., W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of SE 1/4 of Sec. 15: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #13, #20, #21, #28, #29, Sec. 13: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #18, #23, #26, #31, #30, #27, #22, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Lots #21, #22, #23, #24, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NE 1/4, Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying west of, adjoining, and parallel to the easterly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M., and of the SW 1/4 of Sec. 13: T 36S, R 10E, W.M. and that part of Lot #14, Sec. 13: T 36S, R 10E, W.M. that lays south of Sprague River Highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 18th day of March A. D. 19 71 at 3:51 o'clock P. M., and duly recorded in
Vol. M 71 of Deeds on Page 2315

Fee \$3.00

WM. D. MILNE, County Clerk

By Alice C. Rege

23

W
C
et
John