

51043

3695

FORM No. 762-SPECIAL WARRANTY DEED

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

1967

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, h/w, 1931 El Arbolito Drive, Glendale, California, 91208, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RONALD W. MATTERS, a single man, 5021 Brayton Ave., Long Beach, California, 90807 and Joseph L. Wittwer, 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 35 South, Range 10 East, Willamette Meridian, Section 17: South East 1/4 of South East 1/4 and East 1/2 of South West 1/4 of South East 1/4. (60 acres.)

This conveyance is made subject to: rights, rights of way, easements of record, those apparent on the land and Grantor reserves for Grantee an undivided 1/10th interest in irrigation ditches and well in Section North West 1/4 of Section 21, for as long as Grantee pays pro rata power bills and maintenance. Grantee also reserves 60 feet wide easement for joint user roadway and all other roadway purposes to and from Sprague River Highway.

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 \$6,100.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ☐ the whole ☐ In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 7th day of March, 1971.

California County

STATE OF CALIFORNIA, 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.
Barbara L. Stewart
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
(OFFICIAL SEAL)
My Commission Expires March 26, 1974

Before me, Barbara L. Stewart
Notary Public for Oregon/California
My commission expires

NOTE-The sentence between the symbols ☐ if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special WARRANTY DEED

Emmich

Matters

AFTER RECORDING RETURN TO

Ronald W. Matters

as above

(DON'T USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN SOME
TIES WHERE
USED)

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 27th day of April, 1971, at 3:45 o'clock P.M. and recorded in Book 171 on page 3695 Record of Deeds of said County.

Witness my hand and seal of County of Klamath.

D. M. M. M.

County Clerk

By Cynthia Campbell Deputy

Fee \$1.50