

1967/50

28-2589
KNOW ALL MEN BY THESE PRESENTS, That
IRWIN LEE CRUME and MAY E. CRUME, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by CLIFFORD J. EMMICH

hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in Section 3 Township 36 South Range 10 East of the Willamette Meridian, more particularly described as follows:
Beginning at the Southwest corner of said Section 3; thence North along the West section line of said Section 3 to the Southwest corner of the NW1/4SW1/4 of said Section; thence East along the South line of the NW1/4 SW1/4 to the Southwest corner of the E1/2NW1/4SW1/4 of said Section; thence South 57°30' East a distance of 1350 feet; thence North 37°30' East a distance of 880 feet, more or less to a point that is 307 feet Westerly from measured at right angles to the North-South centerline of said Section; thence North parallel with and 307 feet Westerly from the North-South centerline of said Section to a point that is 40 feet Southerly from measured at right angles to the East-West centerline of said Section; thence East parallel with and 40 feet Southerly from the East-West centerline of said Section to the North-South centerline of said section; thence Northeasterly to a point on the Southerly right of way line of the Sprague

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises,

*River Highway, to a point that is 200 feet Southeasterly along the South right of way line of the Sprague River Highway from the intersection of the North-South and the South right of way line of the Sprague River Highway; thence Southerly following the Southerly right of way line of said Sprague River Highway to the South line of said Section 3; thence West on said South line to the point of beginning.

SUBJECT TO contract and/or lien for irrigation and/or drainage, and reservations, easements and rights of way of record and those apparent on the land.

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 \$ 40,000.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 12 day of June 19 72

Irwin Lee Crume
May E. Crume

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named IRWIN LEE CRUME AND MAY E. CRUME

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Shelton D. Goelcher*
Notary Public for Oregon
My commission expires 11/25/72

(OFFICIAL SEAL)

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.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No. Transamerica Title Insurance Co.

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

FEE \$2.00

STATE OF OREGON, }
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 14th day of JUNE, 19 72, at 11 o'clock P.M., and recorded in book M 72 on page 6386 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By *Hazel Drazil* Deputy.

JUN 14 3 12 PM 1972