

28-357

SEP 23 10 45 AM 1972

1967

KNOW ALL MEN BY THESE PRESENTS, That Clifford J. Emmich  
Box 166 Sprague River, Oregon 97639  
hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James R. DeBaun  
19606 Linnet Street Tarzana, 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:  
T35S R10 E.W.M. Section 35; that part of SW $\frac{1}{4}$  that lays south of  
Cherrywood Lane as platted on Juniper Acres subdivision and recorded in the  
County Records and W $\frac{1}{2}$  of SE $\frac{1}{4}$  and S $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  and T36S  
R10E.W.M. Section 2, lots # 1, # 2, # 3, # 4. (400 acres more or less)

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 war-  
rant 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 \$45,000.00.  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which) the whole

In construing this deed the singular includes the plural as the circumstances may require.  
Witness grantor's hand this 5 day of September, 1972

*Clifford J. Emmich*

STATE OF OREGON, County of Klamath ss. September 5th, 1972.  
Personally appeared the above named Clifford J. Emmich

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

(OFFICIAL SEAL)

Before me, *William D. Milne*  
Notary Public for Oregon  
My commission expires 11/25/72

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

Clifford J. Emmich

EMMICH

TO  
James R. DE BAUN

AFTER RECORDING RETURN TO

*James R. De Baun*  
*19606 Linnet St*  
*Tarzana, Calif*

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

FEE \$2.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
28th day of Sept., 1972,  
at 10:48 o'clock A.M., and recorded  
in book M72 on page 10989  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE,

COUNTY CLERK

Title.

By *Lucia Quintela* Deputy