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Vol. 72 Page 11550

FORM No. 762—SPECIAL WARRANTY DEED.

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 EVELYN SCHNEIDER, a widow, 357 South Rexford Drive, Apt. 304, Beverly Hills, California 90212, 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.

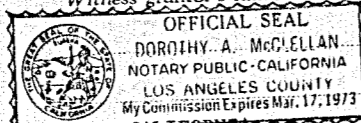
Section 14: Government Lot #28, excepting therefrom a parcel of land to wit: beginning at a point 4360 ft. south and 30 ft. east of the Northwest corner of Section 14; thence south 260 ft.; thence east 243 ft.; thence north 260 ft.; thence west 243 ft. to the point of beginning, being a portion of Government Lot #28, Section 14, Township 36 South, Range 10 East, W.M.

This conveyance is made subject to 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 \$ 3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration ~~(indicate inclusion)~~

In construing this deed the singular includes the plural as the circumstances may require. Witness grantor's hand this 13 day of JUNE, 1967.

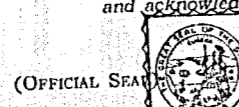


STATE OF OREGON, County of Los Angeles) ss.

Personally appeared the above named

Clifford J. Emmich and Winifred L. Emmich

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



Before me: Dorothy A. McGellan, Notary Public for Oregon, California. My commission expires

NOTE—The sentence between the symbols $\{$ and $\}$, 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

EVELYN SCHNEIDER

Nc

AFTER RECORDING RETURN TO
Klamath Falls Branch
WESTERN BANK
P.O. Box 1149
Klamath Falls, Oregon 97601

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

STATE OF OREGON

County of

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.

Title.

By Hazel Hazel Deputy

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EXHIBIT "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 WESTERN BANK

this 10th day of OCTOBER A. D., 1972 at 2:48 o'clock PM. and duly recorded in

Vol. M-72 of DEEDS on Page 11550.

FEE \$ 4.60

By WM. D. MILNE, County Clerk

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