

94367

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KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH
2950 Shasta Way, Klamath Falls, Oregon 97601

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
James R. De Baun, as Trustee Pursuant to Declaration of Trust
Dated September 7, 1972 - Studio City, California 91604
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 12 East, Section 25: South 1/2
of South 1/2 160 acres.

This conveyance is made subject to: rights, rights of way,
easements of record, those apparent on the land and Grantor
reserves all Geothermal Subsurface Rights as per lease with
Dowdle Oil Corporation, Midland, Texas 79701. AND FOREVER AFTER

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$8,000.00
Howsoever the same may be paid or secured.

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 24th day of October, 1974.

Clifford J. Emmich

CALIFORNIA
STATE OF OREGON, County of Los Angeles, ss. Notarized 25, 1974
Personally appeared the above named CLIFFORD J. EMMICH

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

OFFICIAL SEAL
DOROTHY A. MC CLELLAN Before me: Dorothy A. McClellan
NOTARY PUBLIC - CALIFORNIA Notary Public for Oregon
LOS ANGELES COUNTY My commission expires
My Commission Expires Mar. 17, 1977

NOTE—The sentence between the symbols $\{$ and $\}$ is applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special
WARRANTY DEED

EMMICH

TO

JAMES R. DE BAUN

AFTER RECORDING RETURN TO
JAMES R. DE BAUN
4319 RADFORD AVE #2
STUDIO CITY, CAL 91604

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

FEE \$ 2.00

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
30th day of OCTOBER, 1974,
at 2:50 o'clock P.M., and recorded
in book M 74 on page 14104
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By J. Hazel D. Hazel Deputy

Until a change is requested, all
tax statements shall be sent to
the following name and address