

28-01402

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 JOSEPHINE L. PAVLIK, a married woman "her separate property", 6945 W. 77th Street, Los Angeles, California 90045

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 23: West 1/2 of Northwest 1/4. (80 acres)

This conveyance is made subject to: (See Exhibit "A" attached hereto and made a part hereof)

RECEIVED DAN 20 1975

10:50 Am

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 \$ 7,900.00.

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 the singular includes the plural as the circumstances may require.

Witness grantor's hand this 17th day of March, 1969.

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.

(OFFICIAL SEAL)



H. W. LeBLANC
NOTARY PUBLIC—CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

Notary Public for California
My commission expires

H. W. LeBLANC

Notary Public for California
My Commission Expires April 1, 1969

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, 1969

Special WARRANTY DEED

CLIFFORD J. EMMICH and

WINIFRED L. EMMICH

TO

JOSEPHINE L. PAVLIK

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

AFTER RECORDING RETURN TO

Josephine Pavlik Snyder
P.O. Box 693
Chiloquin Oregon
97624

STATE OF OREGON,

County of

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

Witness my hand and seal of County affixed.

Title

By Deputy

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

EXHIBIT "A"

841

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 Trans. Title Ins. Co.

this 20th day of Jan. A. D. 19 75 at 10:50 o'clock A.M. and duly recorded in

Vol. M-75, of Deed on Page 840

Fee \$4.00

By WM. D. MILNE, County Clerk Deputy
Hazel Dragne