DEED, WARRANTY (Survivership) (Individual or Corpo 98586

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KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, husband & wife, 1931 El Arbolita Drive, Glendale, Calif. 91208, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EUGENE J. BORGNA and KAREN L. BORGNA, husband and wife, 3561 Pansy Circle, Seal Beach, California

hereinalter called grantees, hereby grants, burgains, sells and conveys unto the said grantees, not us tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath , State of Oregon, to-wit: appertaining, situated in the County of

TOWNSHIP 36 South, Range 10 East, W.M.

RECEIVED.

Section 15: An undivided 1/2 interest of South 1/2 of Southeast 1/4. (80 acres)

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

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances

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 \$ 6,400.00 [®]However, the actual consideration consists of or includes other property or value given or promised which is

part of the consideration (ANTINEXY WITHEXYS) they shall be construing this deed and where the context so requires, the singular includes the plural, the masculine in-In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals. day of

IN WITNESS WHEREOF, the grantor has executed this instrument on the 4 subscription, in the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Addaty Public for Oregon SEAL) My commission expires: My commission expires: PATTERNAL OFFICE IN out opplicable, should be deleted. See Chapter 462, Oregon laws 1967, or anonaded by the 1967 Special Seulen. WARRANTY DEED (SURRIVORSHIP) CLIFFORD J. EMMICH CLIFFORD J. EMMICH ICON'T Use THIS + Ref. J. EORGNA and ICON'T Use THIS EUGENE J. EORGNA ICON'T Use THIS STATE OF OREGON, I I cortify that the within instru- I cortify that the within instru- I cortify that the within instru- I cortify that the within instru- I cortify that the count I cortify that the within instru- I cortify that the count I cortify that the within instru- I cortify that the count I cortify that the within instru- I cortify that the count I count I count I count I count I count I count			a d y yast to be a d
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Emmich and acknowledged the loregoing instru- ment to be their voluntary add AN PERANC Before me: Construct of the foregoing instrument is the corporate sea of said corporation and that said instrument was signed and sealed in be there is the instrument was signed and sealed in be of said corporation and that said instrument was signed and sealed in be there is the instrument was signed and sealed in be there is a comparison and that said instrument was signed and sealed in be there is a comparison and that said instrument was signed and sealed in be there is a comparison and that said instrument was signed and sealed in be there is a comparison and that said instrument to be its voluntary act and deer Before me: (OFFICIAL With comparison expires: Particular Construction Expires is particular context in generate context in construction expires: Particular context in generate context beighted to interprise is a context in construction expires is a sealed of the loss special sealer. WARREANTY DEEED (SURVIVORSHIP) CLIFFORD J. EMMICH WINIFRED L. EMMICH USEN I. BORGNA and KAREN LL. BORGNA and KAREN LL. BORGNA and Sold France, reserved Sold County Sold France, reserved Sold	Descendly appeared the above named	anch for himself and no	t one for the other, and say that the former is the
ment to be their voluntary add. AMI [HBM:ANC and ching the seal allized to the foregoing instrument is the corporates of all and corporation and that said instrument was signed and sealed in be of and corporation by authority of its board of directors; and each of the bit hill of an or corporate seal allized to the foregoing instrument was signed and sealed in be of the bit hill of an or corporate seal allized to the foregoing instrument was signed and sealed in be of the bit hill of an or corporate seal allized to the foregoing instrument was signed and sealed in be the hill of the mean signed and sealed in be the hill of the mean signed and sealed in be the hill be deleted. See Chepter 462, Oregon My commission expires: WARRANTY DEEED (SURVIVORSHIP) (SURVIVORSHIP) CLIFFORD J. EMMICH and (SURVIVORSHIP) CLIFFORD J. EMMICH and (DON'T USE THIS SPACE for foregon My and the within instrument was received for record on the ment was received for record on the day of	Emmich and acknowledged the foregoing instru-		secretary of
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L	(SURVIVORSHIP) <u>CLIFFORD J. EMMICH and</u> <u>MINIFRED L. EMMICH</u> <u>- (Net TO</u> <u>EUGENE J. BORGNA and</u> <u>KAREN L. EORGNA</u> <u>STEVENE.NEES LAW PUB. CO. PORTLAND PRE</u> <u>3561 Jansy Princie</u> <u>Seal 1.3epert Confi</u>	SPACE: RESERVED FOR RECORDING LABEL IN COUN- Ties where Used.)	County of

EXHIBIT "A"

Easemonts, 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 365, 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 365, 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 365, 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 365, 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 365, R 10

Also over and across a 60 ft. wide strip of land laying north of, E., W.M. and; adjoining, and parallel to the southerly boundary of SE 1/4 of Sec. 15: T 365, 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 365, 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 365, 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 365, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying west of, ALSO OVER and ACTOSE a OU IC. WIDE SUPPOI 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; 55.	
STATE OF OFIEGON; COUNTER	Pro and duly recorded in
Filed for record and an 19 75 at	12:55 o'clock
STATE OF OFEGON; COUNTY OF MARCH Filed for record approximates of MARCH A. D., 19, 75 at this .5th day of MARCH A. D., 19, 75 at Vol. M. 75, of DEEDS on F	Dage 2.545
DEEDS	WM. D. MILNE, County Clerk
Vol. H. Areaning of S. A. 00	Ala Almal

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