

7833

SPECIAL WARRANTY DEED

Vol. 75 Page 15174

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH, 1931 El Arbolita Drive, Glendale, California 91208, 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 9/7/72, Studio City, 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:

Township 36 South Range 10 East W.M. Section 14:
Block #6, Lot #10, Sprague River
One 12 foot x 26 foot frame building.

Subject to: rights, rights of way, easements of record, those apparent on the land and to a \$2,000 Security Bond to the State of Oregon for 3 years.

(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 encumbrances 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 \$1500.00. ~~However, the actual consideration consists of the sum of \$1500.00 plus the sum of \$1500.00, which is the sum of \$3000.00, consideration of which is hereby acknowledged.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of February, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Clifford J. Emmich

(If executed by a corporation, affix corporate seal)

STATE OF ~~California~~ }
County of ~~Los Angeles~~ } ss.
11/20, 1975

Personally appeared the above named
Clifford J. Emmich

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

Before me:
(OFFICIAL SEAL) *Dorothy A. Mc Clellan*
Notary Public for Oregon
My commission expires

STATE OF OREGON, County of _____) ss.
_____, 19____
Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Dorothy A. Mc Clellan*
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Mar. 17, 1977

CLIFFORD J. EMMICH
GRANTOR'S NAME AND ADDRESS

JAMES R. De BAUN, AS TRUSTEE
GRANTEE'S NAME AND ADDRESS

After recording return to:
Clifford J. Emmich
NAME, ADDRESS, ZIP

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 2nd day of DECEMBER, 1975, at 3:02 o'clock P.M., and recorded in book M. 75 on page 15174 or as file/reel number 7833.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By *Hazel Dray* Deputy

FEE \$ 3.00

75 DEC 2 PM 3 02