

7834

SPECIAL WARRANTY DEED

Vol. 75 Page 15175

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. DeBAUN, 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 12 East,  
Willamette Meridian Section 25'  
North 1/2 of South 1/2, 160 acres.

This conveyance subject to: rights  
rights of way, easements of record,  
those apparent on the land and Grantor  
reserves all subsurface rights heretofore  
not reserved.

(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 \$8,000.00.

~~However, the actual consideration consists of the sum of \$8,000.00, which is the sum of the consideration indicated in the preceding paragraph, less the sum of \$8,000.00, which is the sum of the consideration indicated in the preceding paragraph.~~

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 10th day of December, 1974; 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.

(If executed by a corporation,  
affix corporate seal)

California  
STATE OF OREGON

County of Los Angeles

11/20, 1975

Personally appeared the above named

Clifford J. Emmich

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

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of ) ss.

Personally appeared, 19

who, being duly sworn,

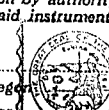
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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:

Notary Public for Oregon

My commission expires



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. DeBAUN, AS TRUSTEE  
PURSUANT TO DECLARATION OF TRUST  
DATED 9/7/72.

GRANTEE'S NAME AND ADDRESS

After recording return to: *Clifford J. Emmich*  
1931 El Arbolita Dr.,  
Glendale, Calif 91208

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,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of DECEMBER, 1975, at 3:03 o'clock P.M., and recorded in book M 75 on page 15175 or as file/reel number 7834.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Harold Drayton* Deputy  
Recording Officer

FEE \$ 3.00