

1-1-74

18938

SPECIAL WARRANTY DEED

Vol. M14 Page 4348



KNOW ALL MEN BY THESE PRESENTS, That Clifford J. Emmich, 1931 El Arbolito Drive, Glendale, CA 91208, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Phillip W. Curtis, 3336 Palos Verdes Drive North, Palos Verdes, California 90274 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:

A tract of land in Township 37 South, Range 8 East of the Willamette Meridian:

Section 24: Government Lots 1 and 5.

A tract of land in Township 37 South, Range 9 East of the Willamette Meridian:

Section 19: Government Lots 2 and 3 and the S 1/2 Lot 1; NE 1/4 SW 1/4; and the E 1/2 of the NW 1/4; and the N 1/2 of the SE 1/4; and the SW 1/4 of the NE 1/4; excepting therefrom that part that lays East of and adjoining Simpson Canyon Road.

Subject to: rights, rights of way, easements of record, a 60 foot wide meandering private easement, apparent on the land, for ingress and egress for timbering, mining or agriculture in conjunction with the property

(see back)

(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 \$60,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 13 day of August September, 1976; 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 corporate grantor, affix corporate seal)

STATE OF OREGON,

County of Klamath

August September 13, 19 76

Personally appeared the above named Clifford J. Emmich

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 10-30-79

STATE OF OREGON, County of ss.

19

Personally appeared

and

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)

Notary Public for Oregon

My commission expires:

Clifford J. Emmich
1931 El Arbolito
Glendale, CA 91208

GRANTOR'S NAME AND ADDRESS

Phillip W. Curtis
3336 Palos Verdes Drive North
Palos Verdes, CA 90274

GRANTEE'S NAME AND ADDRESS

After recording return to:

Smith & Lee
210 North 4th
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Phillip W. Curtis
3336 Palos Verdes Drive North
Palos Verdes, CA 90274

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of ss.

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 or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

14348 A.

herein conveyed, and Grantor grants to Grantee and Grantee's successors a 60' wide easement for joint user roadway and all other roadway purposes over and across the entire length of Simpson Canyon Road and over and across the easement as described in deed recorded December 31, 1973 in Book M 73 at page 16734.

This is a correction deed to correct a description error in Section 19 as shown in the original deed herein dated September 24, 1973, recorded Volume M 75 p. 2458. The estate of the grantee is increased by this corrected description:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

10:44 A.

this 14 day of September A. D. 19 76 at 10:44 o'clock A.

duly recorded in Vol. M76, of Deeds on Page 14348

Wm D. MILNE, County Clerk

By Charity DeLore

Fee \$6.00

Ret Smith & Lee.

over.