

DUPLICATE DEED

FORM No. 690—DEED, WARRANTY (Survivorship) (Individual or Corporate).

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967

19123

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KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH, 1931 El Arbolita Drive, Glendale, California 91208, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES R. JOHNSON, North 1522 Washington St., c/o Cooper & Roberts, Spokane, Washington 99205

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as 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:

TOWNSHIP 35, SOUTH, RANGE 12 EAST, W.M.

SECTION 7: THE WEST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 EXCEPTING THEREFROM THE SOUTHERLY 60 FEET

SUBJECT TO EASEMENTS, RIGHTS OF WAY OF RECORD AND THOSE VISIBLE ON THE GROUND.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$1,500.00

~~① However, the total consideration of or includes other property or value given or promised which is~~

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 23rd day of May, 1975; if 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.

Clifford J. Emmich

(If executed by a corporation, affix corporate seal)

STATE OF ~~CALIFORNIA~~ California
County of Los Angeles } ss.
May 23, 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) *Frances R. Wetmore*

Notary Public for California
FRANCES R. WETMORE
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Sept. 6, 1979

STATE OF OREGON, County of } ss.
1975

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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

WARRANTY DEED

(SURVIVORSHIP)

CLIFFORD J. EMMICH

TO

JAMES R. JOHNSON

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Johnson
1342 281
Meach, Wa.
99021

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

fee \$3.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24 day of September, 1976 at 11:32 o'clock AM., and recorded in book M76 on page 15025 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

Bartholomew Deputy