

1-1-74

26641

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That George K. Whitworth, Administrator of the estate of Helen L. Whitworth, 1506 Anita Lane, Newport Beach, California 92660, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Clifford J. Emmich, 1939 El Arbolita Drive, Glendale, California 91208, 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:

An undivided 1/2 of the north 70 feet of Lots #10, #11, #12 and #13 in Block 9 of Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

(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 \$11,515.00. 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 23rd day of February, 1977; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporate officer, affix corporate seal)



OFFICIAL SEAL
LESLIE J. VILLAR
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY

My Commission Expires January 29, 1978

STATE OF OREGON, Calif.

STATE OF OREGON, County of _____ ss.

County of Orange

Feb. 23, 1977

Personally appeared the above named _____

Arden K. Smith

and acknowledged the foregoing instrument to be XX her voluntary act and deed.

(OFFICIAL SEAL)

Before me, _____
Notary Public for Oregon
My commission expires 1-29-78

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)

ARDEN KAY SMITH
1506 ANITA LANE
NEWPORT BEACH, CA 92660
GRANTOR'S NAME AND ADDRESS

CLIFFORD J. EMMICH
1939 EL ARBOLITA DR.
GLENDALE, CA 91208
GRANTEE'S NAME AND ADDRESS

After recording return to:
ARDEN KAY SMITH
ADDRESS ABOVE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of MARCH, 1977, at 11:04 o'clock A.M., and recorded in book M 77 on page 4282 or as file/reel number 26641.

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

WM. D. MILNE

Recording Officer

B. Hagel Drazic Deputy

FEE \$ 3.00