

38-12071-K

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

32884

WARRANTY DEED

Vol. 77 Page 13018

KNOW ALL MEN BY THESE PRESENTS, That WINIFRED L. EMMICH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARREL DUNCAN and PHYLLIS VIRGINIA DUNCAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All that portion of the Westerly 990 feet of the NW $\frac{1}{4}$  of Section 3, Township 36 South, Range 10 East of the Willamette Meridian, lying Northeasterly of the Sprague River Highway.

(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 said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions, reservations in Book 303, Page 296, Deed Records, rights, rights of way, easements now of record and farm use.

and that grantor will warrant and forever defend the said 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 \$ 11,200.00

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  $\circ$ , 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 16th day of May, 1977, 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.

Winifred L. Emmich

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
May 16, 1977

Personally appeared the above named  
Winifred L. Emmich

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

Before me: *Eileen J. Shaw*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-13-80

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

*Emmich*  
GRANTOR'S NAME AND ADDRESS

*Duncan*  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
*Transamerica Title Ins. Co.*  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
*Mrs. Mrs. Darrel Duncan*  
*14242 Demore*  
*Van Nuys, CA 91401*  
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 21st day of JULY, 1977, at 3:10 o'clock PM., and recorded in book 13018 on page 32884 or as file/reel number 32884, Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

FEE \$ 3.00