

1-1-74

33163

WARRANTY DEED

Vol. 137 Page 1349

KNOW ALL MEN BY THESE PRESENTS, That IVAN RIFFEY and JEANNIE RIFFEY,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD J. EMMICH
and WINIFRED L. EMMICH, doing business as MX FARMS, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The N½ of the NE¼ of Section 32, Township 35 South, Range 10 East of the
Willamette Meridian, lying Northeasterly of the Sprague River-Chiloquin
Highway, Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, restrictions, reservations, rights,
rights of way and easements now of record.
Taxes for the year 1977-78 are now a lien, but not yet due
and payable.

(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 as
set forth above

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 \$ 17,600.00.
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 27th day of July, 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath ss.
July 27, 1977

Personally appeared the above named Ivan
Riffey and Jeannie Riffey

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Linda G. Chandler
Linda G. CHANDLER
Notary Public for Oregon
My commission expires 5-12-81

STATE OF OREGON, County of _____) ss.

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 be-
half 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: _____

RIFFEY

GRANTOR'S NAME AND ADDRESS

EMMICH, doing business as
MX FARMS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr./Mrs. Clifford J. Emmich
1931 El Arbolita Drive
Glendale, CA 91208

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
28th day of July, 1977,
at 12:13 o'clock PM., and recorded
in book M. 77 on page 13499 or as
file/reel number 33163,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne Recording Officer
By Pat McCallough Deputy

Fee \$3.00