

1967

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STEVENS-NEES LAW FIRM, P.C., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, h/w, 1931 El Arbolita Dr., Glendale, California, 91208, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FRED W. KOEHLER, JR. and CHARLOTTE KOEHLER, h/w, 1362 Lance Dr., Tustin, California, 92680

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 10 East, W.M. Section 20: East 1/2 of North East 1/4 (80 acres.)

Grantor reserves for Grantee and Grantee's successors a 60ft. wide easement for Joint User roadway and all other roadway purposes through Section 20 and along Westerly boundary of Section 29.

This conveyance is made subject to: rights, rights of way, easements of record, those apparent on the land and to a 60ft. wide easement for Joint User roadway and all other roadway purposes over existing roads.

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 \$9,600.00

ⓐHowever, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ⓐ

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 20th day of Sept, 1970; 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

WINIFRED L. EMMICH

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ California

County of Los Angeles

September 20, 1970

Personally appeared the above named Clifford J. Emmich and Winifred L. Emmich and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for California

MORRISON STEWART

NOTARY PUBLIC - CALIFORNIA

PRINCIPAL OFFICE IN

NOTE: The sentence between the symbols ⓐ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

My Commission Expires March 26, 1974

STATE OF OREGON, County of) ss.

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Personally appeared 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)

Emmich

TO

Koehler

Return to
WESTERN BANK
P. O. Box 669
Klamath Falls, Ore. 97601
Attention: Helen Ford

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

FEE \$ 3.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of SEPTEMBER, 1977, at 12:35 o'clock P.M., and recorded in book M77 on page 18317.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel I. Dragich Deputy.

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