

36518

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 grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALLEN L. FOREMAN,

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: 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 60 ft. 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 60 ft. wide easement for joint user roadway and all other roadway purposes over existing roads.

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 incumbrances 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 \$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 the singular includes the plural as the circumstances may require.

Witness grantor's hand this 3rd day of Nov 1970

Clifford J. Emmich
CLIFFORD J. EMMICH
Winifred L. Emmich
WINIFRED L. EMMICH

California
STATE OF OREGON, County of Los Angeles, ss. November 3, 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.

Barbara L. Stewart
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires March 26, 1974

Before me: *Barbara L. Stewart*
Notary Public for California
My commission expires

NOTE: The portion between the symbols $\{\}$ and $\}$ applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special WARRANTY DEED	
Emmich	
TO	
Foreman	
AFTER RECORDING RETURN TO <i>Western Bank</i> <i>P.O. Box 669</i> <i>Klamath Falls, Or.</i> <i>Allen Skelton</i>	

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

STATE OF OREGON, }
County of KLAMATH, } ss.

I certify that the within instrument was received for record on the 29th day of SEPTEMBER, 1977, at 2:59 o'clock P.M., and recorded in book M71 on page 18362. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
COUNTY CLERK Title.
By: *Bernard J. Petrich* Deputy

FEE \$ 3.00

762

721