

1-1-74

39171

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VIOLET M. COX

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES CHESTER EMERY AND MAI EMERY, 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:

AN EASEMENT OVER THE WESTERLY 60' OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ IN SECTION 15, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FOR ROADWAY AND UTILITY PURPOSES ONLY.

(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

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 LOVE AND AFFECTION. ~~ON HAVE THE REAL CONSIDERATION CONSISTING OF THE PROPERTY OF THE GRANTOR WHICH IS THE WHOLE OF THE GRANTOR'S ESTATE AND THE GRANTOR'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:~~

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 NOVEMBER, 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.

Violet M. Cox
VIOLET M. COX

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of DESCHUTES } ss.
11/16, 19 77.

Personally appeared the above named VIOLET M. COX.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-25-80

STATE OF OREGON, County of _____) ss.
_____, 19____.

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)

VIOLET M. COX
STAR ROUTE 1 BOX 1077
LAPINE, OREGON 97739
GRANTOR'S NAME AND ADDRESS
JAMES CHESTER EMERY ET UX
1009 IRIS AVENUE
SUNNYVALE, CALIFORNIA 94086
GRANTEE'S NAME AND ADDRESS

After recording return to:

DE MAL'S ESCROW SERVICE INC.
P.O. BOX 685
LAPINE, OREGON 97739

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 } ss.

I certify that the within instrument was received for record on the 17th day of NOVEMBER, 1977, at 12:01 o'clock P.M., and recorded in book M77 on page 22404 or as file/reel number 39171, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Draz Deputy

FEE \$ 3.00

SPACE RESERVED
FOR
RECORDER'S USE