

42308

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That James R. DeBaun, Trustee, under written Declaration of Trust dated September 7, 1972, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Clifford J. Emmich and Winifred L. Emmich

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:

LOT #10 BLOCK #6 SPRAGUE RIVER, OREGON, AND THE 12 x 26 feet FRAME BUILDING THEREON, SAID LOT BEING 25' x 120'.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 said premises, that same are free from all encumbrances except a lien on the above property held by the State of Oregon, securing a court action against Clifford J. Emmich

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 \$500.00

~~Know all men that the above described premises are hereby conveyed unto the said grantees, their heirs and 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.~~

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 1st day of December, 1976; 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)

OFFICIAL SEAL
MARDELL C. FRANKLIN
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY
My Commission Expires October 28, 1978

CALIFORNIA

STATE OF OREGON

County of SAN BERNADINODecember 2, 1976Personally appeared the above named JAMES R. DEBAUNand acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me:
Marcell C. Franklin
Notary Public for Oregon
My commission expires 10-28-78

James R. DeBaun
BC 1610
Big Bear Lake, CA 92315

GRANTOR'S NAME AND ADDRESS
Clifford J. Emmich
1931 El Arbolita Dr.
Glendale, CA 91208

AFTER RECORDING RETURN TO:
Clifford J. Emmich
1931 El Arbolita Dr.
Glendale, CA 91208

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 _____ ss.

Personally appeared _____, 19____

_____ 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: _____

STATE OF OREGON, _____ ss.

County of KlamathI certify that the within instrument was received for record on the 27th day of January, 1978at 3:23 o'clock P.M., and recorded in book M78 on page 1695 or as file/reel number 42308

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Suzanne J. DeLoach Deputy

Fee \$3.00