

1-1-74

48195

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That Clifford J. Emmich and Winifred L. Emmich, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ted M. Shirrell and Barbara F. Shirrell

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 34 South Range 8 East, W.M. Section 21: East $\frac{1}{2}$ of West $\frac{1}{2}$ of South West $\frac{1}{4}$ of North East $\frac{1}{4}$. (Ten acres M/L).

This conveyance is made subject to: reservations and restrictions of record, easements and rights of way of record, and those apparent on the land, and Grantor reserves a 60' wide easement to and from Sprague River Highway for Joint user roadway and all other roadway purposes. Seller to pay title policy and all charges.

(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

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 \$ 4,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^① (The sentence between the symbols ^①, 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 22nd day of May, 1970; 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 Los Angeles, 1978.

Personally appeared the above named

CLIFFORD J. EMMICH AND WINIFRED L. EMMICHand acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expiresSTATE OF OREGON, County of Los Angeles, 1978.

Personally appeared

Clifford J. Emmich and Winifred L. Emmich, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Clifford J. Emmich & Winifred L. Emmich
1931 El Arbolita Drive
Glendale, CA 91208

GRANTOR'S NAME AND ADDRESS

Ted M. Shirrell & Barbara F. Shirrell
218 N. Euclid
Ontario, CA 91762

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ted M. Shirrell
218 N. Euclid
Ontario, CA 91762

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Ted M. Shirrell
218 N. Euclid
Ontario, CA 91762

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 15th day of May, 1978, at 10:50 o'clock A.M., and recorded in book M78 on page 10017 or as file/reel number 48195.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

By Barbara F. Shirrell Recording Officer
Deputy

FEE \$ 3.00

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