

43748

## WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That WINIFRED L. EMMICH, 1931 El Arbolita Drive, Glendale, California 91208, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CLIFFORD B. CHALENOR and AVELINA (NMI) CHALENOR, 3929 Temescal, Corona, California 91720 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 36 South, Range 12 East, W.M. Section 24: North 1/2 of South East 1/4 and that part of South West 1/4 of South East 1/4 that lays West of Pacific Northwest Bell Company Road.

Subject to: rights, rights of way, easements of record, those apparent on the land and Rights to use of Pacific Northwest Bell Road.

(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 \$16,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 26th day of April, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
A-26, 1977

Personally appeared the above named  
WINIFRED L. EMMICH

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

Before me: William B. Dore

Notary Public for Oregon

My commission expires 7-17-78

STATE OF OREGON, County of } ss.  
1977

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

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WINIFRED L. EMMICH  
1931 El Arbolita Drive  
Glendale, California 91208  
GRANTOR'S NAME AND ADDRESS

CLIFFORD B. & AVELINA CHALENOR  
3929 Temescal P.O.B. 17  
Corona, California 91720 Beatty, 07  
GRANTEE'S NAME AND ADDRESS

After recording return to:

CLIFFORD B. & AVELINA CHALENOR  
3929 Temescal P.O.B. 17  
Corona, California 91720 Beatty, 07  
NAME, ADDRESS, ZIP

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

CLIFFORD B. & AVELINA CHALENOR  
3929 Temescal P.O.B. 17  
Corona, California 91720 Beatty, 07  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of June, 1978, at 3:46 o'clock P.M., and recorded in book M73 on page 12281 or as file/reel number 49748

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By Bernice M. Mohr Deputy

Fee \$3.00