

54745

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, husband and wife, 1901 El Arbolita Drive, Glendale, California 91208, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PHILIP W. CURTIS, a married man, 3336 Palos Verdes Drive North, Palos Verdes, California

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, improvements and appurtenances thereto belonging or in anywise appertaining, situated in the County of

all Klamath, State of Oregon, described as follows, to-wit:

TOWNSHIP 36 South, Range 10 East, W.M.
Section 15: An undivided 1/2 interest of South 1/2 of Southeast 1/4.
(90 acres)

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 \$ 6,400.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate whether):
In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 7th day of Feb, 1969.

Clifford J. Emmich
Winifred L. Emmich
Feb 7, 1969

STATE OF OREGON, County of Multnomah

Personally appeared the above named Clifford J. Emmich and Winifred L. Emmich and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: H. W. LORIANC Notary Public for Oregon California
My commission expires April 13, 1969

NOTE: The rights between the symbols < > and & should be defined. See Chapter 462, Oregon Laws 1947, as amended by the 1957 Special Session.

Special
WARRANTY DEED

CLIFFORD J. EMMICH and

WINIFRED L. EMMICH

TO

PHILIP W. CURTIS

Philip W. Curtis
3336 Palos Verdes Dr. No.
Palos Verdes Estates, Calif.

90274

STATE OF OREGON,

County of ss.
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page Record of Deeds of said County.
Witness my hand and seal of County affixed.

By Title.
Deputy

EXHIBIT "A"

Easements, rights of way of record and those apparent on the land and;

Grantor reserves for granted and for adjoining property owners and their assigns and successors, a 60 ft. wide easement for joint user roadway and all other roadway purposes over and across a 60 ft. wide strip of land lying north of, adjoining, and parallel to the southerly boundary of the N 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying North of, adjoining, and parallel to the southerly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying east of, adjoining, and parallel to the westerly boundary of NW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying north of, adjoining, and parallel to the southerly boundary of E 1/2 of SW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying north of, adjoining, and parallel to the southerly boundary of Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying north of, adjoining, and parallel to the southerly boundary of SE 1/4 of Sec. 15: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying east of, adjoining, and parallel to the westerly boundary of Lots #13, #20, #21, #28, #29, Sec. 13: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying east of, adjoining, and parallel to the westerly boundary of Lots #18, #23, #26, #31, #30, #27, #22, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying north of, adjoining, and parallel to the southerly boundary of Lots #21, #22, #23, #24, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying east of, adjoining, and parallel to the westerly boundary of NE 1/4, Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land lying west of, adjoining, and parallel to the westerly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M., and of the SW 1/4 of Sec. 13: T 36S, R 10E, W.M. and that part of Lot #14, Sec. 13: T 36S, R 10E, W.M. that lays south of Sprague River Highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 11th day of September A.D. 1978 at 1:56 o'clock P. M., and duly recorded in Vol. M78 of Deeds on Page 20009.

FEES \$6.00

WM. D. MILNE, County Clerk

W. D. Milne Deputy