


1-1-74

58676

WARRANTY DEED

Vol. m78 Page 26195 

KNOW ALL MEN BY THESE PRESENTS, That RICHARD N. EMARD and ANNE M. EMARD,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE N. EMARD.

....., 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:

Lot 19, Block 3, Tract No. 1065, IRISH HEND

SUBJECT, however, however to the following:

1. An easement created by instrument, including the terms and provisions thereof,
Dated : September 20, 1965
Recorded : October 6, 1965 Book: M-65 Page: 2355 & 2357
In favor of : Pacific Power & Light Co., a Maine Corporation
For : A 20 foot wide right of way. (no exact location given)

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Irish Bend.

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.

Recorded : May 9, 1973 Book: M-8 Page: 5588
(LIFE SPACE INSUFFICIENT TO 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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$6,000.00

[illegible]

In construing this deed and where the context 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 19 day of October, 1978; 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)

Richard N. Emard
Anne Emard

STATE OF OREGON,)
County of Klamath) ss.
October, 1978.

Personally appeared the above named.....
Richard N. Emard and Anne M. Emard..

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Stanley W. Way*
Notary Public for Oregon
My commission expires: *6-9-80*

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 _____

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:

Before me: _____
 Notary Public for Oregon
 My commission expires: _____

(OFFICIAL SEAL)

Richard N. & Anne M. Emard
P.O. Box 799
Chiloquin, OR 97624

Theodore N. Emard
P.O. Box 607
Chilcquin, OR 97624

After recording return to:

Theodore N. Emard
P.O. Box 607
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Theodore N. Emard
P.O. Box 607
Chiloquin, OR 97624

NAME ADDRESS ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of November, 1908, at 2:27 o'clock P.M., and recorded in book M78 on page 26195 or as file/reel number 58676, Record of Deeds of said county.

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Wm. D. Milne
Recording Officer
By *Dorothy J. Smith* Deputy

Fee: \$3.00