



KNOW ALL MEN BY THESE PRESENTS, That Clifford J. Emmich Box 166 Sprague River, Oregon 93679, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert Perez & Lucille G. Perez, Charles Perez & Nadine E. Perez 447 Greenwood Dr. Santa Clara CA 95050 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:

See Exhibit "A" attached hereto and made a part hereof.

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 the above granted premises, that the said premises are free from all encumbrances

and that grantor will warrant and forever defend the above granted 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 \$89,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 7th day of October, 1972; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Clifford J. Emmich

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
October 27, 1972
Personally appeared the above named
Clifford J. Emmich
and acknowledged the foregoing instrument, to be his voluntary act and deed.

STATE OF OREGON, County of) ss.
1972

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 _____

_____ 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)

Before me:

Helen M. Perez

Notary Public for Oregon

My commission expires: Jan. 28, 1974

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED (SURVIVORSHIP)

EMMICH
TO
PEREZ

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

TA-Donna

No.

STATE OF OREGON,) ss.

County of _____

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.

Title.

By _____ Deputy.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

20 MAR 31 PM 3 43

EXHIBIT "A"

Township 36 South, Range 10 East, Willamette Meridian Section 2: South $\frac{1}{2}$ of Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ and North $\frac{1}{2}$ of Southwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ and Section 3: That part of South $\frac{1}{2}$ of Southeast $\frac{1}{4}$ that lays east of the Sprague River Highway 285 acres more or less and grantor grants to grantee and grantees successors, an undivided $\frac{3}{8}$ interest of an easement being 70 feet in width lying 35 feet on each side of the centerline beginning at a point on the westerly right of way line of the Sprague River Highway being 1125 feet northwesterly along the westerly right of way line of said highway from its intersection with the South line of Section 3, running thence in a westerly direction to an irrigation pump as now located on the ground for as long as grantee pays pro-rata cost to operate and maintain said pumps and irrigation system. Grantor reserves an irrigation easement along the westerly boundary of that part of South $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Section 3, that lays east of the Sprague River Highway running in a Northerly direction to the Southerly boundary of the property contiguous to the property herein conveyed.

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of Transamerica Title Companythis 31st day of March A. D. 1980 at 3:43 o'clock P.M., andtruly recorded in Vol. M-80, of Deeds on Page 5973We D. MILNE, County Clerk

Fee \$7.00

Joacqueline J. Mettler