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WTC 1396

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

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KNOW ALL MEN BY THESE PRESENTS, That JAMES R. DEBAUN, AS TRUSTEE PURSUANT TO DECLARATION OF TRUST DATED SEPTEMBER 7, 1972, 4319 RADFORD #2, STUDIO CITY, CALIF. 91604

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CLIFFORD J. EMMICH, 2425 SUMMERS LANE #29, KLAMATH FALLS, OREGON 97639, hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Township 36 South, Range 10 East, Willamette Meridian, Section 3: That part of the South 1/2 of the Northeast 1/4 that lays Northeast of the Sprague River Highway - 79 Acres M/L.

Subject to: Rights, rights of way, easements of record, those apparent on the land and Granter reserves for Grantee an undivided 1/2 interest in irrigation system and pump for as long as Grantee pays 1/2 of the cost of power and maintenance.

(IF SPACE INSUFFICIENT, 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 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 \$18,000.00. 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 the singular includes the plural as the circumstances may require. Witness grantor's hand this 26th day of June, 1974.

James R. Debaun, Trustee Pursuant to Declaration of Trust dated September 7, 1972.

CALIFORNIA STATE OF OREGON, County of LOS ANGELES ss.

Personally appeared the above named JAMES R. DE BAUN

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

JOYCE ANN STARKS, Notary Public-California, Principal Office in LOS ANGELES COUNTY

Notary Public for Oregon California My commission expires 7-5-76

NOTE-The sentence between the words "and acknowledged" and "to be" should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special WARRANTY DEED

DEBAUN

TO

EMMICH

AFTER RECORDING RETURN TO

L. D. VanSickle, Box 375, Sprague River, OR 97639

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of January, 1984, at 4:21 o'clock P.M., and recorded in book M84 on page 863. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, Klamath County Clerk Title.

By Pam Smith, Deputy

Fee: \$4.00