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KNOW ALL MEN BY THESE PRESENTS, That . . . S.E.C. Co., Inc. . . . a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of . . . ONE THOUSAND THREE HUNDRED FORTY FIVE and 00/100 . . . Dollars

to grantor paid by . . . John E. and Verna M. Muir, husband and wife . . . hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's successors, heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit:

Lot 11, Block 69, Klamath Falls Forest Estates Highway 66, Unit, Plat No. 3, as recorded in the office of the County Recorder of Klamath County, Oregon.

Subject to pro rata of taxes and/or easements for the fiscal year 1965-1966, and thereafter coming due and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way, affecting said property.

This deed is made and accepted upon the covenants and conditions set forth in the Declaration of Restrictions recorded as Document No. 404, on June 24, 1965 in Vol. 362 of Deeds at page 400, in the office of the Klamath County Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.

To Have and to Hold the above described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will and grantor's successors shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural. Done by order of the grantor's board of directors, with its corporate seal attached, this . . .

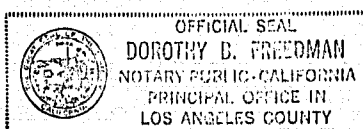
day of . . . September 16, 1965
Klamath Forest Estates Unit No. 3
S.E.C. Co., Inc.

Herman Rubins, Vice-President

By . . . President

STATE OF CALIFORNIA, County of Los Angeles) ss. . . 19 . . .

Personally appeared . . . Herman Rubins . . . Vice-President . . . of . . . S.E.C. Co., Inc. . . who being duly sworn, did say that he is the . . . 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 on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.



Before me: . . . Dorothy B. Freedman . . . Notary Public for California . . . My commission expires March 28, 1968

WARRANTY DEED CORPORATION

TO

Mr. & Mrs. John E. Muir
893 Gamble St.
Escondido, Calif.

No.

AFTER RECORDING RETURN TO

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

STATE OF OREGON,

County of . . . Klamath . . . ss.

I certify that the within instrument was received for record on the 29th day of September, 1965 at 3:48 o'clock P.M., and recorded in book . . . on page 2125. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk - Recorder.

Deputy.

Fee 1.50

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By . . . Deputy.