

KNOW ALL MEN BY THESE PRESENTS, That **MALIBU VISTA CORPORATION**, a corporation duly organized and existing under the laws of the State of **CALIFORNIA**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **THOMAS HIGGINS**, hereinafter called 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:

Parcel 1 N $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -NE $\frac{1}{4}$ and S $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -NE $\frac{1}{4}$ and N $\frac{1}{2}$ -S $\frac{1}{2}$ -SW $\frac{1}{4}$ -NE $\frac{1}{4}$.
 Parcel 2 N $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$ and S $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$ and N $\frac{1}{2}$ -S $\frac{1}{2}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$.
 Parcel 3 N $\frac{1}{2}$ -S $\frac{1}{2}$ -NW $\frac{1}{4}$ -SW $\frac{1}{4}$ and S $\frac{1}{2}$ -S $\frac{1}{2}$ -NW $\frac{1}{4}$ -SW $\frac{1}{4}$ and N $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SW $\frac{1}{4}$.
 Parcel 4 N $\frac{1}{2}$ -S $\frac{1}{2}$ -NW $\frac{1}{4}$ -SE $\frac{1}{4}$ and S $\frac{1}{2}$ -S $\frac{1}{2}$ -NW $\frac{1}{4}$ -SE $\frac{1}{4}$ and N $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SE $\frac{1}{4}$.

of Lot 4, Section 3, Township 37 South, Range 9 East of the Willamette Meridian.

Parcel 5 S $\frac{1}{2}$ -S $\frac{1}{2}$ -NW $\frac{1}{4}$ -SE $\frac{1}{4}$ and N $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and S $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SE $\frac{1}{4}$.

Parcel 6 S $\frac{1}{2}$ -S $\frac{1}{2}$ -NW $\frac{1}{4}$ -SW $\frac{1}{4}$ and N $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SW $\frac{1}{4}$ and S $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SW $\frac{1}{4}$.

of Lot 3, Section 3, Township 37 S, Range 9 E, Willamette Meridian.

Parcel 7 N $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and S $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SE $\frac{1}{4}$. Parcel 8 N $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SW $\frac{1}{4}$ and S $\frac{1}{2}$ -N $\frac{1}{2}$ -SW $\frac{1}{4}$ -SW $\frac{1}{4}$ of Lot 2, Section 3, Township 37 S, Range 9 E, Willamette Meridian.

Sold for Agricultural purposes () and sold subject to the Reforestation Laws of the State of Oregon, Subject to all existing roadways, apparent upon the land and to conditions, covenants, restrictions, reservations, easements and all other matters of record.

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 those now of record which Grantor will satisfy upon the full payment of the purchase price for this deed.

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 \$100.00

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

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 affixed, this 20 day of OCTOBER, 1968.

MALIBU VISTA CORPORATION

By *Stephen Houle* President

By *B. J. Higgins* Secretary

STATE OF OREGON County of LOS ANGELES) ss:
 Personally appeared *Stephen Houle* and *B. J. Higgins*
 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 **MALIBU VISTA CORPORATION**, 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.

(OFFICIAL SEAL) **PATRICIA A. IMIOLA**
 NOTARY PUBLIC-CALIFORNIA
 PRINCIPAL OFFICE IN
 LOS ANGELES, COUNTY

Before me: *Patricia A. Imiola*
 Notary Public for **Orange** California
 My commission expires: My Commission Expires Jan. 14, 1970

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

WARRANTY DEED CORPORATION

TO

MAIL TO

THOMAS HIGGINS
 P.O. BOX 1014
 PACIFIC PALISADES,
 CALIFORNIA.
 90272

FEE \$1.50

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

STATE OF OREGON,

County of **KLAMATH**) ss.

I certify that the within instrument was received for record on the 26th day of March, 1970 at 11:05 o'clock A.M., and recorded in book M-70 on page 2357. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

COUNTY CLERK

By *Warren K. Christman* Deputy