

APR 20 11:06 AM 1970

KNOW ALL MEN BY THESE PRESENTS, That Valiant Development Corp. and Outdoor Land Development Corp., corporations duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of ONE THOUSAND NINETY FIVE & NO/100 Dollars

All Cash

to grantor paid by Douglas A. Heaton and Donna L. Heaton, husband and wife tenants by its entirety, 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 (s) 19 Block 17
Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1,

as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property, (including those set forth in the Declaration of Restrictions recorded on the 12th day of July, 1963 as Document No. 80986, Vol. 346, Pages 473, Office of the Klamath County Oregon 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.

The foregoing recitation of consideration is true as I verily believe.

Done by order of the grantor's respective board of directors, with their respective corporate seals attached, this 14th day of April, 1970.

Klamath Falls Forest Estates

By Valiant Development Corp.
Bernard L. Olafson, Vice-President
STATE OF CALIFORNIA, County of Los Angeles ss.
April 14, 1970
Personally appeared Bernard L. Olafson

By Outdoor Land Development Corp.
Richard P. Carlsberg, Vice-President
STATE OF CALIFORNIA, County of Los Angeles ss.
April 14, 1970
Personally appeared Richard P. Carlsberg

who being duly sworn, did say that he is the Vice-President of Valiant Development Corp., 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.

who being duly sworn, did say that he is the Vice-President of Outdoor Land Development Corp., 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:
Brenda Joyce Shinn
OFFICIAL SEAL
BRENDA JOYCE SHINN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Mar. 29, 1974
15233 Ventura Blvd., Ste. 1210, Sherman Oaks, Ca. 91403

Before me:
Brenda Joyce Shinn
OFFICIAL SEAL
BRENDA JOYCE SHINN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Mar. 29, 1974
15233 Ventura Blvd., Ste. 1210, Sherman Oaks, Ca. 91403

WARRANTY DEED

Mr. & Mrs. Douglas A. Heaton

TO

5218 Woodruff

Lakewood, California 90713

No

AFTER RECORDING RETURN TO
Computer Credit Control
15233 Ventura Boulevard
Suite 1208
Sherman Oaks, California

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

FEE \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of April, 1970, at 11:08 o'clock A.M., and recorded in book M-70 on page 3068. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

County Clerk-Recorder

By Charles K. Kristensen
Deputy

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HWY. 66 UNIT-PLAT 1