

KNOW ALL MEN BY THESE PRESENTS, That  
 KLAMATH FALLS LAND CO. a corporation duly organized  
 and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration  
 hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN P. GAITHER AND BERNICE C.  
 GAITHER, Husband and Wife as joint tenants

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

THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 28, TOWNSHIP 35  
 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN.

RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY. The Grantor, its successors or assigns,  
 does hereby reserve to itself, with the right to transfer by deed to the county  
 and does hereby create and grant perpetual easements for ingress and egress  
 and/or for utility purposes over, across and under a strip of land 30 ft. in width  
 extending in a north and south direction and being the easterly 30 feet and  
 westerly 30 feet of the parcel being demised here under and all easements 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

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 \$ 6,000.00.  
 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.

Done by order of the grantor's board of directors, with its corporate seal affixed,  
 this day of

(SEAL)

KLAMATH FALLS LAND COMPANY

By *[Signature]* President  
 By *[Signature]* Secretary

CALIFORNIA

STATE OF OREGON, County of Los Angeles, ss: 2 November, 1970

Personally appeared Gerald Chase and Gerald Granof  
 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 Klamath Falls Land Company, 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 acknowl-  
 edged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL) LADIAN DURAND Before me: *Ladian Durand*  
 Notary Public for Oregon LADIAN DURAND-Notary Public-Cal.  
 My commission expires: COM. EXP. JUNE 14, 1971 - LOS ANGELES CO.

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

WARRANTY DEED  
 CORPORATION

KLAMATH FALLS LAND COMPANY  
 280 South Beverly Drive  
 Beverly Hills, Calif. 90212

to  
 John P. & Bernice C. Gaither  
 341 N. Ontario Street  
 Burbank, California

AFTER RECORDING RETURN TO

KLAMATH FALLS LAND COMPANY  
 280 South Beverly Drive  
 Beverly Hills, Calif. 90212

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 12th day of November, 1970,  
 at 2:21 o'clock PM., and recorded  
 in book M70 on page 10121

Record of Deeds of said County.  
 Witness my hand and seal of  
 County affixed.

Wm. D. Milne

County Clerk Title.

Fee \$1.50 By *[Signature]* Deputy

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

siderat  
 unto  
 follow

The true and  
 correct copy of the  
 original of the above  
 (Strike out the above)

TO HAVE AND  
 estate by the entirety. A  
 their assigns, that the  
 all incumbrances, excep  
 and that  
 except those above set for  
 IN WITNESS WHEREO  
 this 28th day

STATE OF OREGON, County of  
 Personally appeared the above  
 and acknowledged the fore

After