

50728

VOL 11 PAGE 3344

1967
APR 19 10 49 AM 1971

KNOW ALL MEN BY THESE PRESENTS, That Accurate Electronics, Inc., a Delaware Corporation, 13215 Leadwell Street, North Hollywood, California 91605, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Universal Land and Investment Co., 307 Hing Wai Bldg., 36 Queens Road, Hong Kong, B.C.C. 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 13:
Lots #21, #29 and #28 (60 acres).

This conveyance is made subject to rights, rights of way, easements of record, those apparent on the land and to a 60 foot wide easement along the westerly boundary for joint user roadway and all other roadway purposes. Grantee does not assume obligation of Grantor to First National Bank of Oregon at Portland, Oregon, and Grantor shall hold Grantee harmless therefrom.

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 \$50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this _____ day of _____, 19____.

STATE OF OREGON, County of _____) ss.
Personally appeared the above named _____, 19____

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires _____

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.

Special
WARRANTY DEED

ACCURATE ELECTRONICS, INC.
TO
UNIVERSAL LAND
AND INVESTMENT CO.

AFTER RECORDING RETURN TO
Accurate Electronics, Inc.,
13215 Leadwell Street
North Hollywood, CA 91605

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

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____
Record of Deeds of said County.

Witness my hand and seal of
County aforesaid.

Title _____

Deputy _____

Dated April 11, 1971
Notary Public

STATE OF CALIFORNIA
County of Los Angeles
Personally appeared the above named Robert H. Cole
and Robert H. Cole
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.
Before me:
John F. David
Notary Public for California
My Commission expires: 9-22-73
NOTE—The sentence beginning the symbols (), if not applicable, should be deleted. See Chapter 463, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON; COUNTY OF KLAMATH: SS.
Filed for record at request of Accurate Electronics, Inc.
this 19th day of April A. D. 1971 at 10:43 o'clock AM, and duly recorded in
Vol. M71 of Deeds on Page 3344
Fee \$3.00

WM. D. MILNE, County Clerk
By Cynthia Campbell

ACCURATE ELECTRONICS CORPORATION 3345
Robert H. Cole President
Robert H. Cole Secty. - Treas.
STATE OF CALIFORNIA, County of Los Angeles
Personally appeared Robert H. Cole
each for himself and not one for the other, did say that the former is the
and Robert H. Cole who, being duly sworn,
president and that the latter is the
secretary of Accurate Electronics, Inc.
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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:
John F. David
Notary Public for California
My Commission expires: 9-22-73
(OFFICIAL SEAL)

STATE OF CALIFORNIA
County of Los Angeles
Personally appeared the above named Robert H. Callett
and Robert H. Callett
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
John F. David
Notary Public for California
My Commission expires: 9-22-73

NOTE—The sentence "Notary Public for California" should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON; COUNTY OF KLAMATH: ss.
Filed for record at request of Accurate Electronics, Inc.
this 19th day of April A.D. 1971 at 10:43 o'clock AM, and duly recorded in
Vol. M71 of Deeds on Page 3344
Fee \$3.00

By WM. D. MILNE County Clerk
Cynthia Campbell

ACCURATE ELECTRONICS CORPORATION 3345
STATE OF CALIFORNIA, County of Los Angeles
Personally appeared Robert H. Callett and Robert H. Callett
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 Accurate Electronics, Inc.
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.

Before me:
John F. David
Notary Public for California
My Commission expires: 9-22-73

(OFFICIAL SEAL)

Dated April 11 1971
Robert H. Callett
(Notary)