

KNOW ALL MEN BY THESE PRESENTS, That Winifred L. Emmich and Clifford J. Emmich 1931 El Arbolita Dr. Glendale, California 91208

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Accurate Electronics Inc. A Delaware Corporation 14545 Friar Ave. Van Nuys, California

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:

An Undivided 1/4 interest of a portion, lots #24, #25, #32 Section 11 : Lots #28, #29 Section 12 : Lots #1, #2, #7, #8, #10 Section 14, and that part of the Easterly 67 feet of the Northwest 1/4 of section 14 that lays north of the Sprague River Highway all in Township 36 South, Range 10 East of the Willamette Meridian. Subject to easements and rights of way of record.

Section 11: more clearly defined as all of lots #24, #25, #32 laying South of the Sprague River and excepting therefrom that portion deeded to Oregon California and Eastern Railway Company in Deed Volume 80 at page 435 and in volume 76 at page 52 of Klamath County Deed Records.

Vendee does not assume mortgage Emmich to Newlun and Vendor shall hold Vendee 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 \$16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

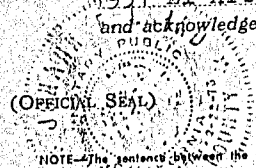
In construing this deed the singular includes the plural as the circumstances may require. Witness grantor's hand this 25th day of JAN 1972

Winifred L. Emmich
Clifford J. Emmich

California
STATE OF OREGON, County of LOS ANGELES ss.

Personally appeared the above named Winifred L. Emmich and Clifford J. Emmich 1931 El Arbolita Dr. Glendale, California 91208 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Johanna F. Laird*
Notary Public for Oregon Exp. 9/22/73
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

Winifred L. Emmich and
Clifford J. Emmich
TO
Accurate Electronics Inc.
A Delaware Corporation
Van Nuys, California

Above Grantee

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

FEE \$2.00

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instru-
ment was received for record on the
30th day of AUGUST, 19 72,
at 10:49 o'clock AM., and recorded
in book M 72 on page 9727.
Record of Deeds of said County.

Witness my hand and seal of
County attixed.

WM. D. MILNE

COUNTY CLERK Title.

By *Hazel Dray* Deputy