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3117  
SPRAGUE RIVER UNIT 1

KNOW ALL MEN BY THESE PRESENTS, That Carsel Development Co. and Edsel Development Co., corporations duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of EIGHT HUNDRED AND NINETY FIVE AND NO/100 Dollars to grantor paid by Louis Birger and Michele Birger, husband and wife as 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) 3, Block 52  
Klamath Forest Estates

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.

The true and actual consideration for the transfer is all cash. The foregoing recitation of consideration is true as the undersigned verily believe.

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.

Done by order of the grantor's respective board of directors, with their respective corporate seals attached, this 30th day of January, 1973.

Klamath Falls Forest Estates

By Edsel Development Co.

By Herman Rubins, Secy. & Treasurer

STATE OF CALIFORNIA, County of Los Angeles ) ss.  
January 30, 1973

Personally appeared Herman Rubins

who being duly sworn, did say that he is the President of Carsel Development Co., 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 Secretary - Treasurer of Edsel Development Co., 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, LEE CHANDLER, Notary Public for California, my commission expires July 1, 1975.

Before me, Wm. D. Milne, Notary Public for California, my commission expires March 28, 1976.

## WARRANTY DEED

Mr. & Mrs. Louis Birger  
TO  
7008 Lindley  
Reseda, California 91335

AFTER RECORDING RETURN TO  
Computer Credit Control  
1801 Century Park West  
Suite 800  
Los Angeles, California

90067

(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 instrument was received for record on the 23rd day of March, 1973, at 11:38 o'clock A.M., and recorded in book M73 on page 3117.  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder.

By Cynthia A. Hoff Deputy.

SPRAGUE RIVER UNIT 1