

91191

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FORM No. 742-SPECIAL WARRANTY DEED
1967

KNOW ALL MEN BY THESE PRESENTS, That ACCURATE ELECTRONICS, INC., a Delaware Corp., 14545 Friar Street, Van Nuys, California 91401 - U.S.A., hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Peter J. Remedios

10 Ede Road, Apt. #9-D, Kowloon Tong, Hong Kong 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 12 East Willamette Meridian

SECTION 34: Southwest 1/4 of Northeast 1/4 excepting therefrom the Northerly 330'

50 Acres M/L

This conveyance is subject to easements, rights of way of record and a 60 foot wide meandering easement visible on the land for ingress and egress of adjoining property in conjunction with timbering, mining or agriculture.

Grantee does not assume any mortgages and grantor shall hold grantee harmless therefrom.

Further tax statements to be sent to:
Peter J. Remedios
10 Ede Road, Apt #9
Kowloon Tong, Hong Kong

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 March, 1974

Anthony P. Colitti
Vice Pres. ANTHONY P. COLITTI

Ronald M. Colitti
Pres. RONALD M. COLITTI

TO 449 C
(Corporation)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On March 25, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared RONALD M. COLITTI known to me to be the President, and ANTHONY P. COLITTI known to me to be the V. President, Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal:

Signature *Mei Lan E Lee*



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ed.

Special Session.

ss.

within instru-
ment on the

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of *DIETTER T. BERNHARDT & DR. THOMAS T. TSANG*
this 23rd day of JULY A.D., 1974 at 10:58 o'clock A.M., and duly recorded in

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RECEIVED BY TING KIT TSANG FEB 2 2 00

11-16 ANKOW ROAD KOWLOON

WM. D. MILNE, County Clerk

Hazel Craig Deputy

Deputy

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