

93052

KNOW ALL MEN BY THESE PRESENTS, That Pine Tree Land Development Co. and Tree Lake Development Co., corporations duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of FOURTEEN HUNDRED NINETY AND NO/100 Dollars

ALL CASH

to grantor paid by Melvin Richards and Regina G. McClatchy as tenants by the entireties, 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 thereto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit:

Lot (s) 3, Block 45
Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2

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.

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 continuing this deed and where the context so requires, the singular includes the plural.

The foregoing recitation of consideration is true as I verily believe.

Done by order of the grantor's respective board of directors, with their respective corporate seals attached, this 26th day of August, 1974.

Klamath Forest Estates Unit No. 2

By Pine Tree Land Development Co.

By Richard P. Carlsberg
Richard P. Carlsberg, Vice President
STATE OF CALIFORNIA County of Los Angeles
August 26, 1974
Personally appeared Richard P. Carlsberg

By Tree Lake Development Co.

By Bernard L. Olafson
Bernard L. Olafson, Vice President
STATE OF CALIFORNIA County of Klamath
August 26, 1974
Personally appeared Bernard L. Olafson

who being duly sworn, did say that he is the Vice President of Pine Tree Land 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:

Klara A. Thomas
Notary Public for California
My commission expires May 16, 1978

who being duly sworn, did say that he is the Vice President of Tree Lake 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:

Klara A. Thomas
Notary Public for California
My commission expires May 16, 1978

Until a change is requested, all tax statements shall be sent to the following address:

WARRANTY DEED

Melvin Richards

Regina G. McClatchy

TO
907 Grand Ave- #6

Long Beach, California

AFTER RECORDING RETURN TO

Computer Credit Control
1801 Century Park West
Los Angeles, California
90067

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27 day of Sept, 1974, at 11:43 o'clock a M., and recorded in book M-74 on page 12285 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Recorder

Lonny Rich
Deputy

2.00 HWY. 66 UNIT-PLAT 2

SEP 12 11 43 AM 1974