

93569

Vol. ^m 24 Page 12970

KNOW ALL MEN BY THESE PRESENTS, That S. E. C. COMPANY, INC., a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of ELEVEN HUNDRED AND FORTY AND NO/100 Dollars ALL CASH to grantor paid by James W. Denson and Dorothy N. Denson, husband and wife, as recited by 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:

Lots 13, Block 71, Klamath Falls Forest Estates Highway 66 Unit, Plat No.3 as recorded in the office of the County Recorder of Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property. (Including those set forth in the declaration of restrictions recorded on the 24th day of June, 1965 as Document No. 98476, Vol 362 Pages 400. Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effects as though fully set forth herein.)

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

To Have and to Hold the above described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

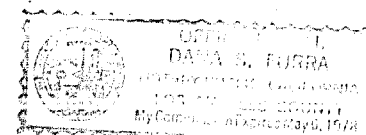
And said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 board of directors, with its corporate seal attached this 4th day of September, 1974.

A. L. Olafson, President
Bernard L. Olafson, Vice-President
S. E. C. COMPANY, INC., d-b-a
KLAMATH FALLS FOREST ESTATES UNIT NO. 3
September 4, 1974

Personally appeared Bernard L. Olafson and Richard P. Carlsberg, who being duly sworn, did say that he is the Y are both Vice-Presidents of S.E.C. Co., Inc. 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 his voluntary act and deed.



Retained by: Diana S. Furra
Notary Public for California
My commission expires May 6, 1978

Until a Change is requested, all documents shall be sent to the following address:

WARRANTY DEED

CORPORATION
James W. Denson
Dorothy N. Denson
TO
9681 Stanford Ave
Garden Grove, California 92641

AFTER RECORDING RETURN TO
1801 Century Park West
Suite 800
Los Angeles, California
90067

STATE OF OREGON, ss.

County of KLAMATH

I certify that the within instrument was received for record on the 2nd day of OCTOBER, 1974.

at 2:03 o'clock P.M., and recorded in book M 74 on page 12970
Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Harold H. Hargis, County Clerk-Recorder

FEE \$ 2.00

9357

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and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property. (Including those set forth in the declaration of restrictions recorded on the 24th day of June, 1965 as Document No. 98476, Vol 362 Pages 400. Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effects as though fully set forth herein.)

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