

KNOW ALL MEN BY THESE PRESENTS, That Valiant Development Corp. and Outdoor Land Development Corp., corporations duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of NINE HUNDRED TWENTY FIVE AND NO/100----- Dollars

ALL CASH  
to grantor paid by RONALD C. RIPLEY AND VIRGINIA M. RIPLEY 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) 47, Block 14,  
Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1,

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, (including those set forth in the Declaration of Restrictions recorded on the 12th day of July, 1963 as Document No. 80986, Vol. 346, Pages 473, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.)

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.

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 8th day of August, 1974.

By Valiant Development Corp.  
Bernard L. Olafson, Vice President  
STATE OF CALIFORNIA, County of Los Angeles  
August 8, 1974

President of Valiant Development Corp., 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  
Notary Public for California  
My commission expires May 6, 1978

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

### WARRANTY DEED

Ronald C. Ripley  
Virginia M. Ripley  
8411 Boyne Street  
Downey, California 90242

Computer Credit Control  
1801 Century Park West  
Los Angeles, California

90067

Klamath Falls Forest Estates

By Outdoor Land Development Corp.  
Richard P. Carlsberg, President  
STATE OF CALIFORNIA, County of Los Angeles  
August 9, 1974  
Personally appeared Richard P. Carlsberg

who being duly sworn, did say that he is the President

of Outdoor Land Development Corp., 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  
Notary Public for California  
My commission expires May 6, 1978

STATE OF OREGON

I certify that the within instrument was recorded on the 12th day of OCTOBER at 2:03 o'clock P.M. and entered in book M 74 on page 12980 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. WILHE

Fee \$ 2.00

REV. 92 UNIT-PLAT 1