

96013

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SPRAGUE RIVER UNIT 2

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 Twenty Six Hundred Eighty Five AND NO/100 Dollars

to grantor paid by Kenneth A. Schroeder Jr. and Mary Dianne Schroeder as Tenants by the 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 thereto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit:

Lot (s) 35, 36, 37, Block 27  
First Addition to 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.

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 25th day of November, 19 74

Klamath Falls Forest Estates

By Richard P. Carlsberg  
Richard P. Carlsberg, President  
STATE OF CALIFORNIA, County of Los Angeles ss.  
November 25, 19 74  
Personally appeared Richard P. Carlsberg

By Bernard L. Olafson  
Bernard L. Olafson, Vice President  
STATE OF CALIFORNIA, County of Los Angeles ss.  
November 25, 19 74  
Personally appeared Bernard L. Olafson

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.

Before me, Donna J. Marcellus  
OFFICIAL SEAL  
DONNA J. MARCELLUS  
NOTARY PUBLIC CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires September 2, 1977  
My commission expires Sept 2, 1977

who being duly sworn, did say that he is the Vice President 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, Donna J. Marcellus  
OFFICIAL SEAL  
DONNA J. MARCELLUS  
NOTARY PUBLIC CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires September 2, 1977  
Notary Public for California  
My commission expires Sept 2, 1977

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

## WARRANTY DEED

Kenneth A. Schroeder Jr.  
Mary Dianne Schroeder  
FPO TO  
HS-8 c/o San Francisco,  
California, 96601

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 COUNTIES WHERE  
USED.)

FEE \$ 2.00

STATE OF OREGON.

County of KLAMATH  
I certify that the within instrument was received for record on the 26th day of DECEMBER, 19 74 at 9:20 o'clock A.M. and recorded in book M. 74 on page 16231.  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.

W. D. ILLRE  
County Clerk-Recorder.  
By Hazel Drayton Deputy.

SPRAGUE RIVER UNIT 2

RECEIVED DEC 26 1974