

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

to grantor paid by **JOHN W. EPPS** ALL CASH 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: **South ½ of the West ½ of Lot 4, Block 5, also known as:**

Lot (s) **4D** Block **5**  
Klamath Falls Forest Estates Sycan Unit

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.

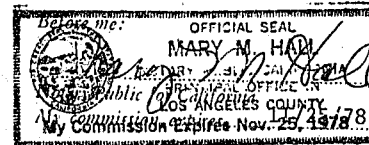
In construing this deed and where the context so requires, the singular includes the plural.  
The foregoing recitation of consideration is true as I verily believe.

Done by order of the grantor's respective board of directors, with their respective corporate seals attached, this **8th** day of **August**, 19**75**

By **National Forest Land Development Co.**  
*Bernard L. Olafson*  
Bernard L. Olafson, Vice President

STATE OF CALIFORNIA, County of Los Angeles ) ss.  
August 8, 1975  
Personally appeared **Bernard L. Olafson**

who being duly sworn, did say that he is the Vice President of National Forest 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.



By **Recreational Land Co.**  
*Richard P. Carlsberg*  
Richard P. Carlsberg, President  
STATE OF CALIFORNIA, County of Los Angeles ) ss.  
August 8, 1975  
Personally appeared **Richard P. Carlsberg**

who being duly sworn, did say that he is the President of Recreational Land 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.



### WARRANTY DEED

**John W. Epps**

TO  
**5303 S. Van Ness**

**Los Angeles, CA 90062**

AFTER RECORDING RETURN TO

SAME AS ABOVE

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

FEE \$ 3.00

STATE OF OREGON,

County of **KLAMATH**

I certify that the within instrument was received for record on the **13th** day of **OCTOBER**, 19**75** at **8:54** o'clock **A.M.**, and recorded in book **M 75** on page **12618** Record of Deeds of said County.

Witness my hand and seal of County affixed.

**WM. D. MILNE**  
County Clerk—Recorder.

By *W. D. Milne* Deputy.

SYCAN RIVER UNIT