

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 THIRTEEN HUNDRED EIGHTY FIVE AND NO/100 DOLLARS

ALL CASH to grantor paid by FRANK M. SHEPPARD AND NANCY J. SHEPPARD, HUSBAND AND WIFE 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 thereunto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit: Lot 16, Block 65, 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 cordinitions, 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. 98475, 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.

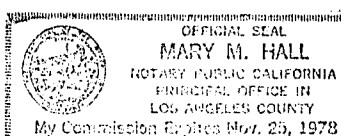
And said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 15th day of January 1976

S. E. C. COMPANY, INC. d.b.a.  
Klamath Falls Forest Estates Unit No. 3  
Bernard L. Olafson, Vice-President By Richard P. Carlsberg, Vice-President  
January 15  
STATE OF CALIFORNIA, County of Los Angeles ) ss.

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 its voluntary act and deed.



Before Me: Mary M. Hall  
Notary Public for California. 11/25/78  
My commission expires.

# WARRANTY DEED CORPORATION

Frank M. Sheppard

Nancy J. Sheppard

12524 Renville  
Lakewood, CA 90715

AFTER RECORDING RETURN TO

SAME AS ABOVE

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of MARCH, 1976, at 2:56 o'clock P.M., and recorded in book N 76 on page 3881

Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

County Clerk-Recorder.

By Hazel L. Craig Deputy.

FEE \$ 3.00

76 MAR 18 PM 2 55