

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 THREE THOUSAND ONE HUNDRED FORTY FIVE AND NO/100 Dollars

to grantor paid by ROBERT J. BREEN and ROSALINE A.M. BREEN, 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 thereto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit:

Lot (s) 12 Block 12  
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 3rd day of February, 1976.

By Valiant Development Corp.  
By Bernard L. Olafson, Vice President  
STATE OF CALIFORNIA, County of Los Angeles ss.  
March 9, 1976  
Personally appeared Bernard L. Olafson

who being duly sworn, did say that he is the Vice 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 the voluntary act and deed of said corporation.

Before me: My Commission Expires February 1, 1977  
Lisa Sidney  
Notary Public for California  
My commission expires 2/1/77

Klamath Falls Forest Estates  
By Outdoor Land Development Corp.  
By Paul Lazaris, Vice President  
STATE OF CALIFORNIA, County of Los Angeles ss.  
March 9, 1976  
Personally appeared Paul Lazaris

who being duly sworn, did say that he is the Vice 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 the voluntary act and deed of said corporation.

Before me: My Commission Expires February 1, 1977  
Lisa Sidney  
Notary Public for California  
My commission expires 2/1/77

### WARRANTY DEED

Mail tax statements to:

Mr. and Mrs. Robert Breen

TO  
2118 S. Forest Ave  
Santa Ana, Ca. 92704

AFTER RECORDING RETURN TO

same as above

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

FE \$ 3.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of March, 1976, at 3:37 o'clock AM, and recorded in book N 76 on page 3955. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Hazel Drayton, County Clerk-Recorder, Deputy.