

KNOW ALL MEN BY THESE PRESENTS, That Carol 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 EIGHT HUNDRED NINETY FIVE AND NO/100 Dollars

ALL CASH

to grantor paid by MARCIA L. THRELKELD

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) 6, Block 52
Klamath Forest Estates

as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, encumbrances, 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 7th day of April, 1976

Klamath Falls Forest Estates

By Carol Development Co.

By *Richard P. Carlsberg*
Richard P. Carlsberg, President
STATE OF CALIFORNIA, County of Los Angeles) ss.
April 8, 1976
Personally appeared Richard P. Carlsberg.

who being duly sworn, did say that he is the President of Carol 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 that he is a director of said corporation.

Before me, *Lisa Sidney*
Notary Public for California
My commission expires February 1, 1977

2/1/77

Edsel Development Co.

By *Bernard L. Olafson*
Bernard L. Olafson, Vice President
STATE OF CALIFORNIA, County of Los Angeles) ss.
April 8, 1976
Personally appeared Bernard L. Olafson

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 that he is a director of said corporation.

Before me, *Lisa Sidney*
Notary Public for California
My commission expires February 1, 1977

2/1/77

WARRANTY DEED

Mail tax statements to:

Mrs. Marcia Threlkeld
TO
18035 Soledad Cyn #52
Canyon Country, Ca.

AFTER RECORDING RETURN TO
same as above

DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUNT-
IES WHERE
USED.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of May, 1976, at 8:34 o'clock AM, and recorded in book M 76 on page 14157. Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

County Clerk-Recorder.

By *Hazel Dragne*
FEE \$ 3.00

SPRAGUE RIVER UNIT 1