

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD J. EMMICH and WINIFRED L. EMMICH, 1931 EL ARBOLITA DRIVE, GLENDALE, CALIFORNIA 91208, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ACCURATE ELECTRONICS INC., A DELAWARE CORPORATION, 14545 FRIAR STREET, VAN NUYS, CALIFORNIA hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided 1/8th interest of that part of Lots #24, #25, #32, Section 11, that lays south of the Sprague River and excepting therefrom that portion deeded to Oregon, California Eastern Railway Co. in deed Vol. 80 at Pg. 435 and in Vol. 76 at Pg. 52 of Klamath County Records and Lots #28, #29, Section 12, and Lots #1, #2, #7, #8, #10, Section 14, and that part of the Easterly 67 feet of the Northwest 1/4 Sec. 14 that lays North of the Sprague River Highway, all in Township 36 South, Range 10 East Willamette Meridian.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (if true and correct).~~

In construing this deed the singular includes the plural as the circumstances may require. Witness grantor's hand this 17th day of April, 1975.

Clifford J. Emmich
Winifred L. Emmich

STATE OF OREGON, County of Klamath, ss. Clifford J. Emmich and Winifred L. Emmich Personally appeared the above named

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Jack Runnels*
Notary Public for Oregon
My commission expires 4/13/75

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special WARRANTY DEED

Emmich

Accurate

No.

AFTER RECORDING RETURN TO

Accurate Electronics
14545 Friar St
Van Nuys, California

FEE \$ 3.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of JUNE, 1975, at 10:52 o'clock A.M., and recorded in book M. 75 on page 966 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

Harold Wayne Deputy

Until a change is requested, all tax statements shall be sent to the following name and address

same