FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

1-1-74

23668

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PETER J. REMEDIOS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ACCURATE ELECTRONICS, INC., *hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

TOWNSHIP 36 South, Range 12 East Willamette Meridan

SECTION 34: Southwest 1/4 of Northeast 1/4 excepting therefrom the Northerly 330'

50 Acres M/L

This conveyance is subject to easements, rights of way of record and a 60 foot wide meandering easement visible on the land for ingress and egress of adjoining property in conjunction with timbering, mining or agriculture.

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

and that the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 16,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd *day of* December, *19* 76; *if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

(If executed by a corporation, affix corporate seal)

OFFICIAL SEAL
WILLIAM E. PATERSON
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires July 29, 1980

Peter J. Remedios

STATE OF California *County of* Ventura } ss.
December 22, *19* 76

Personally appeared the above named PETER J. REMEDIOS *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me: Wm E Pat

(OFFICIAL SEAL) *Notary Public for* California

My commission expires:

STATE OF OREGON, County of) ss.
, 19

Personally appeared *and* *who, being duly sworn, each for himself and not one for the other, did say that the former is the* *president and that the latter is the* *secretary of* *, 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 in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.*

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

PETER J. REMEDIOS
2522 Seashore Ave.
Ventura, California 93003
GRANTOR'S NAME AND ADDRESS

ACCURATE ELECTRONICS, INC.
14545 Friar Street
Van Nuys, California 91411
GRANTEE'S NAME AND ADDRESS

After recording return to:

SILBAR, SMITH & COMPANY
2550 Fifth Avenue, Suite 831
San Diego, CA. 92103
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SILBAR, SMITH & COMPANY
2550 Fifth Avenue, Suite 831
San Diego, CA. 92103
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 3rd *day of* January, *19* 77, *at* 4:11 *o'clock* P *M., and recorded in book* M77 *on page* 97 *or as file/reel number* *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Wm. D. Milne *Recording Officer*

By Hazel Drazil *Deputy*

Fee $3.00

UR 300