

1-1-74

57303

WARRANTY DEED

Vol. 1778 Page 24001



KNOW ALL MEN BY THESE PRESENTS, That Accurate Electronics Incorporated a Delaware Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Floyd R. Carbaugh Jr. 4737 Sturdivant Ave. Klamath Falls, Oregon 97601 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 10 East of the Willamette Meridian Section 12: Government Lots 28 and 29.

Subject To: Rights, Rights of way, Easements of record, those apparent on the land and to those common to the area.

Note: Seller to held harmless from any encumbrances that may occur except those shown on the title policy at the time of this conveyance, and seller shall discharge any encumbrances that may show as a cloud on the title at the time buyer has fulfilled the contract.

(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 except those shown in the title policy at the time of conveyance.

and that 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 \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, 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 28th day of February, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by

STATE OF California
COUNTY OF Los Angeles

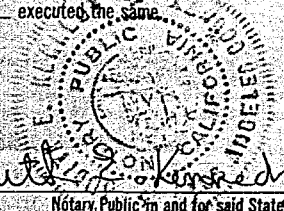
SS.

STATE OF OREGON

ON October 24, 1978
before me, the undersigned, a Notary Public in and for said State, personally appeared
Douglas Mc Craw

to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



Notary Public in and for said State

ACKNOWLEDGMENT—General—Wolcotts Form 231—Rev. 3-64

GRANTOR'S NAME AND ADDRESS

Floyd R. Carbaugh Jr.
4737 Sturdivant Ave.
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Floyd R. Carbaugh Jr.
4737 Sturdivant Ave. P.O. Box 342
Klamath Falls, Oregon 97601
Klamath Falls, Oregon 97601

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

Floyd R. Carbaugh Jr.
4737 Sturdivant Ave. P.O. Box 342
Klamath Falls, Oregon 97601
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of October, 1978, at 2:47 o'clock P.M., and recorded in book M78 on page 24001 or as file/reel number 57303.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernice Shelsch Recording Officer
Deputy

Fee \$3.00