

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 TWO THOUSAND, FIVE HUNDRED, NINETY & NO/100 Dollars

Joint Tenants
to grantor paid by Charles A. Ballman, Jr. and Darlene L. Ballman, Husband & Wife as 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 thereunto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit:

Lot (s) 7, 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 23rd day of January, 1980

Klamath Falls Forest Estates

By Valiant Development Corp.

Sharon L. Tamiya Asst. Secretary

STATE OF CALIFORNIA, County of Los Angeles) ss.
January 23, 1980

Personally appeared

Sharon L. Tamiya

who being duly sworn, did say that he is the Asst.

Secretary 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 VIVIAN M. FREEMAN deed.



NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 12, 1993

Notary Public for California.

My commission expires 12/12/93

By Outdoor Land Development Corp.

Jonelle J. Smith Vice President

STATE OF CALIFORNIA, County of Los Angeles) ss.
January 23, 1980

Personally appeared

Jonelle J. Smith

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 VIVIAN M. FREEMAN deed.



NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 12, 1993

Notary Public for California.

My commission expires 12/12/93

WARRANTY DEED

TO

Mr. & Mrs. Charles Ballman, Jr.
3015 Wooley Rd., Apt. F
Oxnard, California 93030

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of February, 1980 at 2:33 o'clock P.M., and recorded in book 1980 on page 3661

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk-Recorder.

By Bernetha D. Helch
Deputy.

Fee \$3.50