

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 NINE HUNDRED NINETY FIVE AND NO/100 Dollars

to grantor paid by WALTER E. WAGNER AND ELEANOR A. WAGNER, Husband and Wife as J/T. 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) 10 Block 10
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, 1968 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 31st day of August, 1980

Klamath Falls Forest Estates

By Valiant Development Corp.

By Sharon L. Tamiya, Asst Secretary

STATE OF CALIFORNIA, County of Los Angeles)
August 31, 19 80

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 by authority of the board of directors of said corporation, and that he is duly authorized by authority of the board of directors of said corporation to execute said instrument to be the same as the foregoing instrument.

Before me:

Debra A. Finkelstein
Notary Public for California.
My commission expires MAY 21, 1984

By Outdoor Land Development Corp.

By Jonelle J. Smith, Vice President.

STATE OF CALIFORNIA, County of Los Angeles)
August 31, 19 80

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 by authority of the board of directors of said corporation, and that he is duly authorized by authority of the board of directors of said corporation to execute said instrument to be the same as the foregoing instrument.

Before me:

Debra A. Finkelstein
Notary Public for California.
My commission expires MAY 21, 1984

WARRANTY DEED

TO

Mr. and Walter E. Wagner
P.O. Box 162
Bonanza, Oregon 97623

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

AFTER RECORDING RETURN TO

Mr. and Walter E. Wagner
P.O. Box 162
Bonanza, Oregon 97623

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 24th day of September, 1980 at 2:37 o'clock P. M. and recorded in book 180 on page 18341 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Recorder.
By Bernette S. Finkelstein
Deputy.

Fee \$3.50

HWY. 66 UNIT-PLAT 1