

8053,

28-5485

11300

- WARRANTY DEED -

- 73 page

7 C RANCH INC., a corporation, hereinafter called grantor, conveys to PERDRIAU INVESTMENT CORPORATION, A California corporation, all that real property situate in the County of Klamath, State of Oregon, described as:

The S 1/2 NW 1/4 SW 1/4, and the NE 1/4 SW 1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; special assessment for farm use and any additional tax due thereon caused by disqualification; one-half interest in the mineral rights as reserved in Deed Volume 46 at page 180, Deed Volume 47 at page 391, Deed Volume 47 at page 546, and Deed Volume 85 at Page 248, all in Records of Klamath Falls, Oregon; rights of public in and to any portion of said premises lying within the limits of roads and highways; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above; 1973-74 taxes are now a lien but not yet payable.

The true and actual consideration for this transfer is Six Thousand and No/100ths (\$6,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 20th day of August, 1973.

7 C RANCH, INC., a corporation

By: Donald V. Nonella President

By: Barbara J. Nonella Secretary

STATE OF OREGON)
) ss.
County of Klamath)

August 21st, 1973.

Personally appeared the above named DONALD V. NONELLA and BARBARA J. NONELLA, both to me personally known, who being duly sworn did say that he, DONALD V. NONELLA is President and she, BARBARA J. NONELLA, is Secretary of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors.

William D. Bruckner
Notary Public for Oregon
My Commission expires: 11/25/76
STATE OF OREGON,)
County of Klamath) ss.

Filed for record at request of:
TRANSAMERICA TITLE INS. CO

on this 21st day of AUGUST A. D., 1973
at 11:31 o'clock A. M. and duly
recorded in Vol. M. 73 of DEEDS
Page 11300

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

RETURN: Louis F. Perdriau, P. O. Box 341, B1

WM. D. MILNE, County Clerk

By: Harold Drayton Deputy.