

28-7773

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13032

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

1-1-74

WARRANTY DEED

STEVEN H. HARRIS LAW FIRM, INC. PORTLAND, OR 97204

KNOW ALL MEN BY THESE PRESENTS, That **ROBERT D. MULKA and HENRIETTA M. MULKA, husband and wife,** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **PERDRIAU INVESTMENT CORP., a California Corporation**, 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: Beginning at a basalt rock set in the ground and marked with a cross, same being 1668 feet West of the Southeast corner of Section 34, Twp. 36 S., R. 14 E.W.M.; thence West 321 feet; thence North 260 feet to the Southwest corner of the tract to be conveyed herein; thence North 50 feet; thence East 100 feet; thence South 50 feet; thence West 100 feet to the point of beginning of description of said tract to be conveyed, said tract being 50 feet by 100 feet. EXCEPTING THEREFROM that certain parcel described in deed from Pauline Morton, being the same person as Pauline Wessel and Marion R. Morton, wife and husband, and Marion F. Miller and Beatrice B. Miller husband and wife, to State of Oregon by and through its State Highway Commission, dated 6/2/51, recorded 7/18/51, in Volume 248 at page 455, Records of Klamath County, Oregon.

(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 1974-75 real property taxes & all future real property taxes & assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land, 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 \$ **4,000.00** ~~the true and actual consideration paid for this transfer, stated in terms of dollars, is \$~~

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 **30th** day of **September**, 19 **74**; 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)

Robert D. Mulka
Henrietta M. Mulka

STATE OF OREGON

County of **Klamath**

Personally appeared

19 **74**

Personally appeared the above named **ROBERT D. MULKA & HENRIETTA M. MULKA, husband and wife**

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires **11/25/76**

STATE OF OREGON, County of **Klamath**

Personally appeared

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Robert D. & Henrietta M. Mulka
828 Del Norte S. W.
Albuquerque, N. M. 87105

Perdriau Investment Corp.
P. O. Box 341
Rio, Oregon 97624

After recording return to:
Perdriau Investment Corp.
as above

Perdriau Investment Corp.
as above

STATE OF OREGON,

County of **Klamath**

I certify that the within instrument was received for record on the **30th** day of **September**, 19 **74**, at **11:31** o'clock A. M., and recorded in book **M 74** on page **13032** or as file/roll number **22605**.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

W. D. Mills
Recording Officer
Fee 2.00