

1967/50

KNOW ALL MEN BY THESE PRESENTS, That PERDRIAU INVESTMENT CORP.
a California Corporation

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by DUANE E. SAGEN & PHYLLIS E. SAGEN

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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

W 1/2 of SW 1/4 of NW 1/4, Section 13, Township 37 S.
Ranch 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 or record and those apparent upon the
land; rights of the public in and to any portion of said premises
lying within the limits of roads and highways; SUBJECT TO: a 30 foot
easement for roadway purposes along the exterior boundaries of the
above-described property for the use and benefit of adjoining
property owners; and will warrant and defend the same against all
persons who may lawfully claim the same, except as shown above.

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

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 6,300.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 15th day of October, 1974

PERDRIAU INVESTMENT CORP.

by *Frances Perdriau*
Frances Perdriau, Secr.

by *Louis F. Perdriau*
Louis F. Perdriau, Pres.

STATE OF OREGON, County of ALAMEDA) ss.
Personally appeared the above named Louis F. Perdriau, Pres. and Frances
Perdriau, Secr. of PERDRIAU INVESTMENT CORP.

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

OFFICIAL SEAL
MARY P. ZILE
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
My Commission Expires Jan. 14, 1975

Before me: *Mary P. Zile*
Notary Public for Oregon
My commission expires 1-14-75

NOTE—The distance between the symbols 0, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.
3645 Grand Ave., Oakland, Ca. 94610

WARRANTY DEED

PERDRIAU INVESTMENT CORP.

TO
DUANE E. & PHYLLIS E.
SAGEN

AFTER RECORDING RETURN TO and
send Tax Statements
DUANE E. & PHYLLIS E.
SAGEN
1656 Kennard Way
Sunnyvale, Ca. 94087

(DON'T USE THIS
SPACE! RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-
ment was received for record on the
28th day of OCTOBER, 1974,
at 11:49 o'clock A.M., and recorded
in book M 74 on page 14000
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Harold Dray* Deputy.