

TL

28-7837

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

a California Corp

a corporation duly organized

and existing under the laws of the State of

hereinafter called grantor, for the consideration

hereinafter stated, does hereby grant, bargain, sell and convey unto

MARVIN BERG and JOYCE BERG husband &amp; wife

hereinafter called 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:

The N $\frac{1}{2}$  NW $\frac{1}{4}$  of section 26 Township 37 South Range 15 East W. M.

SUBJECT TO: All future real property taxes and assessments; rights of the public in and to any portion of said premises lying within the limits of roads and highways; reservations, restrictions, easements and rights of way of record and those apparent on the land.

ALSO SUBJECT TO: An easement of thirty feet ( 30 feet ) in width along all boundaries for roadway purposes for use in common with others and an easement of sixty feet ( 60 feet ) in width along all existing roads for roadway purposes for use in common with others.

(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

and that grantor will warrant and forever defend the above granted 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 \$ 8,500.00

~~It is hereby acknowledged that the above described premises are not subject to any other liens or encumbrances except those mentioned in the foregoing description (indicate which). (1)~~

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, on 9-27-74 19

(SEAL)

By Louis F. Lyden, President  
By Frances H. Perdreau, Secretary

STATE OF OREGON, County of Klamath ss: Sept 27th 1974

Personally appeared Louis Perdreau and Frances Perdreau who, being duly sworn, 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 Perdreau Investment 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 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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: Sept 30, 1977

NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.

# WARRANTY DEED

CORPORATION

PERDRIAU INVESTMENT CORP.

TO

Marvin &amp; Joyce Berg

1713 Lincoln Ave.  
San Rafael, Calif. 94109

AFTER RECORDING RETURN TO

Marvin & Joyce Berg  
1713 Lincoln Ave.  
San Rafael, Calif. 94109  
include tax statements

No.

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

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of December, 1974, at 4:00 o'clock P.M., and recorded in book M. 74 on page 15600 or as filing fee number 95514, Record of Deeds of said County.

Witness my hand and seal of

County affixed.

Wm. D. Milne

County Clerk

Title

By Hans J. Dwyer, Deputy  
Fee 2.00

RECEIVED  
DEC 6 - 1974  
clio for