FORM No. 633—WARRANTY DEED (Individual or Corporate). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74 18622 WARRANTY DEED Vol. M76 Page 13929

KNOW ALL MEN BY THESE PRESENTS, That LOUIS F. PERDRIAU and FRANCES H. PERDRIAU husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* PERDRIAU INVRSTMENT 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:*

The W½ SE¼ NW¼ 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 portions 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 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 $ 1,060.00

~~①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)②~~ *(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)*

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 7 *day of* Sept, *19* 76; *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.*

Perdriau Investment Corporation
Louis F. Perdriau President
Mark R Perdriau Sec Tres

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of ....., *19*....

Personally appeared the above named .....
.....*and acknowledged the foregoing instrument to be* .....*voluntary act and deed.*

Before me:
(OFFICIAL SEAL) *Notary Public for Oregon*
My commision expires .....

STATE OF OREGON, County of Klamath) ss.
September 7, *19* 76

Personally appeared Louis F. Perdriau *and* Mark R. Perdriau *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* Perdriau Investment Corporation *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.*

Before me: L. R. Hall (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 10-13-78

Louis F. and Frances H. Perdriau
box 27, Bly, Oregon 97622
GRANTOR'S NAME AND ADDRESS

Perdriau Investment Corp
box 27, Bly, Oregon 97622
GRANTEE'S NAME AND ADDRESS

After recording return to:
Perdriau Investment Corp
box 27, Bly, Oregon 97622
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Perdriau Investment Corp
box 27, Bly, Oregon 97622
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 7 th *day of* September, *19* 76, *at* 1:33 *o'clock* P. *M., and recorded in book* M76 *on page* 13929 *or as file/reel number* # 18622, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer
By Dorothy DeVore *Deputy*

fee $3.00

'76 SEP 7 PM 1 33

Cash 3.00