

1-1-74

18623

WARRANTY DEED

Vol. M76 Page 13930



3  
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 INVESTMENT CORP. (a California Corp) , 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SW $\frac{1}{4}$  of 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 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 \$ 2,120.00

① However, the consideration shall not be less than the amount of the purchase price of the property, which is  
the whole consideration indicated in which. (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, 1976,  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
Perdriau Investment Corporation  
Louis F. Perdriau President  
Mark R. Perdriau Secy/Treas

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_,

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
September 7, 1976

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 be-  
half 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:

Notary Public for Oregon

My commission expires 10-13-78

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
7th day of September, 1976,  
at 1:34 o'clock PM., and recorded  
in book M76 on page 13930 or as  
file/reel number 18623  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne, County Clerk  
Recording Officer

By *S. A. Milne* Deputy  
*De Vane*

Fee \$3.00

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