

24249

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOUIS F. PERDRIAU, doing business as Western Investments, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Dennis C. Woodruff hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

E $\frac{1}{2}$ of W $\frac{1}{2}$ of W $\frac{1}{2}$ of SE $\frac{1}{4}$ sec. 17 T35S R11E.

SUBJECT TO: Zoning ordinances, building and use restrictions, reservations in Federal patents, easements of record and those apparent upon the lands, and common to the area.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,450.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 17th day of January, 1977; 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.

Louis F. Perdriau

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of KLAMATH) ss.
January 17, 1977

Personally appeared the above named

Louis F. Perdriau

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires Jan. 28, 1978

STATE OF OREGON, County of) ss.
January 17, 1977

Personally appeared

and 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

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Louis F. Perdriau DBA Western Investments
Box 27
Bly, Or. 97622

GRANTOR'S NAME AND ADDRESS

Dennis C. Woodruff

2102 Coalinga Ave.
Richmond, Calif. 94081

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis C. Woodruff

2102 Coalinga Ave.
Richmond, Calif. 94081

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Dennis C. Woodruff

2102 Coalinga Ave.
Richmond, Calif. 94081

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 17th day of JANUARY, 1977, at 3:22 o'clock P. M., and recorded in book M 77 on page 850 or as file/reel number 24249.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Hazel Deputy

FEE \$ 3.00

lah 300