

33838

BARGAIN AND SALE DEED

Vol. 11 Page 14439

PERDRIAU INVESTMENT CORP.

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Jerry and Leah C. Stewart

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:

S 1/2 of SW 1/4 of NE 1/4 Section 13, Township 37 South, Range 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 reservation, restrictions, easements and rights of way of record and those apparent upon the
land; special assessment for farm use and any additional tax due thereon caused by disqualification;
one-half interest in the mineral rights as reserved in Deed Volume 46, at page 180 Deed Volume 47
at page 391, Deed Volume 47 at page 546 and Deed Volume 85 at page 248, all in Records of Klamath
County, Oregon; rights of 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.

The true and actual consideration for this transfer is Six Thousand and No/100ths
(\$6,000.00) DOLLARS.

DATED this 9th day of August, 1977.

(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 \$6,000.00

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 9th day of August, 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.

PERDRIAU INVESTMENT CORP.

By: Louis F. Perdriau

President

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of _____, ss.

Personally appeared the above named _____, 19 _____

Personally appeared the above named _____

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath, ss.

August 9, 1977

Personally appeared Louis F. Perdriau, who, being duly sworn,

did say that the _____ is the
president and _____ of
Perdriau 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 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: Carolyn H. Marshall

Notary Public for Oregon

My commission expires: 2-9-78

(OFFICIAL
SEAL)

Perdriau Investment Corp.

P. O. Box 27
Bly, Oregon 97622

GRANTOR'S NAME AND ADDRESS

Jerry and Leah Stewart

P. O. Box 484
Bly, Oregon 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry and Leah Stewart

P. O. Box 484
Bly, Oregon 97622

NAME, ADDRESS, ZIP

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

Jerry and Leah Stewart

P. O. Box 484
Bly, Oregon 97622

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-
ment was received for record on the
9th day of AUGUST, 1977,
at 3:57 o'clock P.M., and recorded
in book M77 on page 14439 or as
file/reel number 33838

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By: J. Hazel D. Dwyer Deputy

FEE \$ 3.00

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