

KNOW ALL MEN BY THESE PRESENTS, That PERDRIAU INVESTMENT COMPANY, Louis Perdriau, President who also took title as Perdriau Investment Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOMINGO ESTRADA and TERESA ESTRADA, husband and wife 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: All of the following described real property situate in Klamath County, Oregon:

Beginning at a point on the Westerly line of Main Avenue, in North Bly, which is 30 feet Northwesterly from the Southeast corner of Lot 15, Block 2, North Bly; thence Northwesterly along the Westerly line of said Main Avenue 40 feet; thence Southwesterly parallel with the Northerly line of Gerber Avenue, 120 feet, more or less, to the Westerly line of said Lot 14 in said Block 2; thence, Southeasterly along the Westerly line of said Lots 14 and 15 in said Block 2, 40 feet; thence Northwesterly parallel with the Northerly line of Gerber Street, 120 feet to the point of beginning, being the Northerly 20 feet of Lot 15 and the Southerly 20 feet of Lot 14 in Block 2, North Bly.

SUBJECT TO: SEE EXHIBIT "A" attached hereto.

(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

Except reservation, restrictions, rights-of-way, easements of record and those apparent upon the land,

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 \$ 8,000.00

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 April, 1978; 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.

(If executed by a corporation, affix corporate seal)

Louis Perdriau, President
PERDRIAU INVESTMENT COMPANY

STATE OF OREGON,
County of Klamath } ss.
April 17, 1978

Personally appeared the above named
Louis Perdriau

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

STATE OF OREGON, County of Klamath } ss.
May 31, 1978

Personally appeared Louis Perdriau and who, being duly sworn, each for himself and not for the other, did say that the latter is the president and that the latter is the secretary of

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.

Notary Public for Oregon

My commission expires: 7-19-78

PERDRIAU INVESTMENT COMPANY
P. O. Box 27
Bly, Oregon 97622

GRANTOR'S NAME AND ADDRESS

DOMINGO & TERESA ESTRADA
245 Schoneman, Apt. 3
Coos Bay, OR 97421

GRANTEE'S NAME AND ADDRESS

DOMINGO & TERESA ESTRADA
245 Schoneman, Apt. 3
Coos Bay, OR 97421

NAME, ADDRESS, ZIP

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

DOMINGO & TERESA ESTRADA
245 Schoneman, Apt. 3
Coos Bay, OR 97421

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

EXHIBIT "A"

11580

Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. Reservations and restrictions in the dedication of North Bly as follows: "Dedicate, donate and convey unto the public for public use forever the streets and alleys shown, reserving to ourselves, successors and assigns the right to construct, operate and maintain ditches, and conduits for the conveyance of irrigation and domestic water across or along said streets and alleys"

Recorded to Carried
Notary Acknowledgment

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of _____
on 19th day of May A.D. 1978 / 11:45
duly recorded in Vol. M78, of DEEDS
FEE \$ 6.00
By: Bernetha D. Delich 10571
WM. D. MILNE, County Clerk

HENDERSON
& MOLATORE
ATTORNEYS AT LAW
426 MAIN STREET

EXHIBIT "A" - Page 1.
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 31st day of May A.D., 1978 at 2:49 o'clock P. M., and duly recorded in Vol. M78 of Deeds on Page 11579.

FEE \$6.00

WM. D. MILNE, County Clerk
By: Bernetha D. Delich Deputy