

64525

38-1706-8
WARRANTY DEED

Vol. 79 Page 6624

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 BOBBY ALLEN DORTCH and MARY HELEN DORTCH, husband and wife, 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 tene-ments, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

An undivided one-half interest in and to the following described real property:

The NW 1/4 of SE 1/4 and Lot 8 in Section 31, Township 39 South, Range 10 E.W.M., Klamath County, Oregon; that portion of Lot 7 and the SW 1/4 of SE 1/4 lying within the following boundaries, to-wit: Beginning at the NE corner of the SW 1/4 of SE 1/4; thence West on subdivision line to the meander line of the East side of Lost River; thence following said meander line down stream to a point 7 chains 68 links North of the South section line; thence Northeasterly on a straight line to a point 4.40 chains South of the place of beginning; thence North 4.40 chains to the place of beginning, all in Section 31, Twp. 39 S., R. 10 E.W.M.; the NE 1/4 of SE 1/4 of Section 31, Also beginning at the NE corner of the SE 1/4 of SE 1/4 of said Section 31; thence West 20 chains to stone; thence South 4 chains and 40 links to stone; thence North-easterly to the place of beginning, in Township 39 South, Range 10 E.W.M., also that part of the NW 1/4 of SW 1/4 of Section 32, Twp. 39 S., R. 10 E.W.M., lying West of the Hill Road, EXCEPTING that part conveyed to the United States of America in Deed Book 46 at page 171, and ALSO EXCEPTING parts conveyed to Great Northern Railway Company by deed Book 95 at page 565.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued there-under; all future real property taxes and assessments; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; agreement, including the terms and conditions thereof, recorded October 4, 1906, in Deed Book 21 at page 252, Deed Records, in favor of the United States of America; agreement, including the terms and conditions thereof, recorded September 5, 1906, in Deed Book 15 at page 56, Deed Records, in favor of the United States of America; and easements and rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said grantee and

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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 as above set forth and that grantor will warrant and forever defend the above granted 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 \$ 6541.25.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 3rd day of January, 1971.

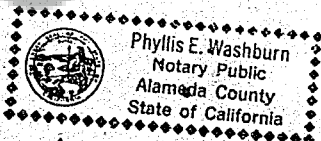
Louis F. Perdriau
Frances H. Perdriau

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) ss. January 3rd, 1971

Personally appeared the above named LOUIS F. PERDRIAU and FRANCES H. PERDRIAU, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Phyllis E. Washburn
Phyllis E. Washburn
Notary Public for California
My Commission expires: My Commission Expires April 19, 1971



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 23rd day of March A. D. 1979 at 3:27 clock P.M. and
is recorded in Vol. M79, of Deeds on Page 6634

Wm D. MILNE, County Clerk

By Bernetha Adeloch

Fee \$6.00