

55262

T/A # M-38-21359-6

WARRANTY DEED (CORPORATION) Vol. M80 Page 10104

PERDRIAU INVESTMENT CORPORATION,

California corporation, hereinafter called grantor, conveys to  
(State of incorporation)

PATRICIA HUTYRA

all that real property situated in Klamath County, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

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 \$ 64,000.00 \*

80 JUN 8 PM 3 35

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this  
18th day of April, 19 80.

(Corporate Seal)

By Perdriau Investment Corp President  
By Louis F. Perdriau Secretary

STATE OF OREGON, County of Klamath ) ss.

April 18, 19 80.

Personally appeared Louis F. Perdriau who, being duly sworn, did say that he is the President of Perdriau Investment Corp. 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 he acknowledged said instrument to be its voluntary act and deed.

Official Seal

Before me: Wardene P. Addington  
Notary Public for Oregon  
My commission expires: 3-22-81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

After Recording Return to: Patricia Hutyra  
827 Sevely Drive  
Mountain View, Calif. 94041

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_ Records of Deeds of said County. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_ Deputy \_\_\_\_\_

The SW $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 17, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Reserving an easement for roadway purposes across the North 30 feet and the East 30 feet of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; the East 30 feet and the S 30 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; the S 30 feet and the W 30 feet of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; the W 30 feet and the N 30 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 17, Township 37 South, Range 15 East of the Willamette Meridian.

The above easement to be used at user's responsibility and risk.

Together with:

A strip of land for ingress and egress purposes; being 60 feet in width and situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  Section 17, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, the centerline of said strip being more particularly described as follows: Beginning at a point on the North line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$  from which the Northwest Corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$  bears N 89° 20' 15" W, 660.82 feet; thence S 16° 57' 04" W, 230.79 feet; thence along the arc of a 158.93 foot radius curve to the right 119.81 feet; thence S 60° 08' 41" W, 73.88 feet; thence along the arc of a 73.67 foot radius curve to the left 61.83 feet; thence S 12° 03' 24" W, 945.38 feet to a point on the South line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$  from which the Southwest Corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$  bears N 89° 25' 50" W, 233.46 feet.

The easement referring to the existing egress and ingress road, only, is at the Grantee's responsibility and risk.

SUBJECT TO: 1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Reservations, including the terms and provisions thereof, of a portion of all oil, gas and/or minerals, on, in or under said land, together with right to take and mine the same, as set out in Deed recorded March 21, 1940 in Deed Volume 128 at page 47. (covers NW $\frac{1}{4}$  Section 17)

3. Reservations and restrictions, including the terms and provisions thereof in right of way easement to Pacific Power and Light Company recorded May 26, 1966 in Deed Volume M-66 at page 5545, Microfilm Records (Affects N $\frac{1}{2}$  Section 17, SW $\frac{1}{4}$  Section 23)

4. An easement created by instrument, including the terms and provisions thereof, recorded March 12, 1971 in Book M-71 Page: 2183 and re-recorded March 26, 1971 in Book M-71 Page: 2523 in favor of Pacific Power and Light Company.

5. Subject to a 60 foot wide easement along all existing roads and subject to a 30 foot wide easement along all boundaries for public highways for use in common with others, as set forth in Contract, Book M-73 at Page 3562 and in Deed for W $\frac{1}{2}$ SE $\frac{1}{4}$  Book M-76 at page 13812 Microfilm Records.

6. Subject to any and all petroleum, oil, minerals, and products derived therefrom, within or underlying said land or that may be produced therefrom and all rights thereto as set forth Contract, Book M-73, Page 3562.

*Leticia Antaya*  
*Laura J. Anderson*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 6th day of June A.D., 19 80 at 3:35 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 10404.

FEE \$7.00

WM. D. MILNE, County Clerk

By *Bernice A. Ketchi* Deputy