

1-1-74 94827

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARK R. PERDRIAU, a single person

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD PERDRIAU - ONE DOLLAR (\$1.00), 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Beginning at a point which is North 88° 46' WEST along the North line of Tract 32, ALTAMONT SMALL FARMS, A distance of 200 feet from the Northeast corner of said Tract 32: thence along the Northerly line of said Tract 32, North 88° 46' West 100 feet; thence parallel with the Easterly line of Tracts 32 and 31, Altamont Small Farms South 0° 11' West 218 feet; thence South 88° 46' East 100 feet; thence North 0° 11' East 218 feet to the point of beginning, being a portion of Tract 32, Altamont Small Farms.

SUBJECT TO: Liens and assessments of Klamath Irrigation District and South Suburban Sanitary District and clearance easement created in Deed Book 354 at page 24 to United States of America.

(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

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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 28th day of February, 1981; 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)

STATE OF OREGON, County of Alameda, January 13, 1951

Personally appeared the above named Mark R. Perdriau

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

Before me: Notary Public for Oregon My commission expires: Jan 24, 1983

STATE OF OREGON, County of Alameda, February 26, 1981

Personally appeared Mark R. Perdriau 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

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: 1983

MARK RANDALL PERDRIAU

GRANTOR'S NAME AND ADDRESS
RICHARD PERDRIAU
3300 ANDERSON AVENUE
KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS
RICHARD PERDRIAU
3300 ANDERSON AVENUE
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 16th day of January, 1981, at 3:47 o'clock P.M., and recorded in book/reel/volume No. M81 on page 817 or as document/tee/file/instrument/microfilm No. 94827. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha Spetch Deputy

Fee \$3.50



