

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That
PERDRIAU INVESTMENT CORP.
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
KEITH JACOBS
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 ap-
pertaining, situated in the County of Klamath
and State of Oregon, described as follows, to-wit:

covering property as described in the attached, being situated
in Section 17 Twp 37 South, Range 15 E.W.M.

Said property being subject to reservations, restrictions, rights of way
of record and those apparent upon the land;

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 for
1981-82 taxes.

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 \$ 45,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
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
day of October, 19 81;
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 Pres.

STATE OF OREGON,
County of } ss.
19

STATE OF OREGON, County of Klamath
30 October 19 81

Personally appeared Louis F. Perdriau and
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 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 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.

Notary Public for Oregon
My commission expires: 15.83

and acknowledged the foregoing instru-
ment to be voluntary act and deed
Before me:
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS

After recording return to:
Keith Jacobs
Box 502
Bly, OR 97622

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 } ss.

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book reel, volume No. on
page or as document / fee / file /
instrument / microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By
Deputy

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

S $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER with an Easement, recorded September 2, 1981 in Volume M81 page 15582, Deed records of Klamath County, Oregon, over and across a strip of land 30 feet in width, for purposes of ingress and egress, the centerline of which is described as follows:

Beginning at a point on the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 17 from which the Northwest corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ bears N.89°20'15"W, 661.57 feet; thence Southwesterly the following bearings and distances: S.14°14'48"W, 33.48 feet; S. 20°55' W, 40.89 feet; S. 43°35'25" W, 31.62 feet; S. 73°47'20" W, 50.04 feet; N. 89°24'37" W, 569.63 feet; S. 88°46'23" W, 583.38 feet; N. 87°58'46" W, 294.98 feet; N. 89°52'41" W, 423.10 feet; N. 87°47'26" W, 547.31 feet; S. 79°27'23" W, 87.99 feet; N. 56°47'18" W, 83.07 feet; N. 58°06'47" W, 87.27 feet; N. 73°11'40" W, 72.29 feet; S. 82°58'42" W, 34.36 feet; S. 43°07'20" W, 43.16 feet; S. 12°19'31" W, 73.33 feet; S. 03°11'45" E, 120.19 feet; S. 12°09'30" E, 290.11 feet; S. 06°52'12" E, 200.64 feet; S. 06°53'56" W, 182.32 feet; S. 49°10'46"W, 178.52 feet; S. 55°53'38" W, 91.67 feet; S. 73°50'02" W, 99.85 feet; N. 77°16'03" W, 67.15 feet; N. 57°59'41" W, 60.38 feet; N. 74°28'48" W, 72.84 feet to a point lying due East, 15.00 feet from the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 17; thence S.00°19'26" W, parallel with said West line, 286.50 feet to the South line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

on the 8 day of December A.D. 1981 at 2:54 P.M.

duly recorded in Vol. M 81, of Deeds on page 21070

Fee \$8.00

EVERLYN B. EHN, Clerk

By *James M. Shaver*