

THIS INDENTURE between Keith Jacobs

(If husband and wife, so indicate)

hereinafter called the first party, and Perdriau Investment Corp.
 hereinafter called the second party; WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in fee simple in the first party, subject to the lien of a mortgage or trust deed recorded in the mortgage records of the county hereinafter named, in book M81 at page 21072 thereof or as file/reel number _____ (state which), reference to said records hereby being made, and the notes and indebtedness secured by said mortgage or trust deed are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ _____, the same being now in default and said mortgage or trust deed being now subject to immediate foreclosure, and whereas the first party, being unable to pay the same, has requested the second party to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said request;

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by said mortgage or trust deed and the surrender thereof marked "Paid in Full" to the first party), the first party does hereby grant, bargain, sell and convey unto the second party, his heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to-wit:

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

Together with easement as attached.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

(CONTINUED ON REVERSE SIDE)

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 _____ or as file/reel number _____.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

Recording Officer

Deputy

By _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Perdriau Investment Corp.3300 Anderson Ave.Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

PERDRIAU INVESTMENT CORP.3300 Anderson Ave.Klamath Falls, Ore. 97601

'83 NOV 4 PM 1 08
 200



TO HAVE AND TO HOLD the same unto said second party, his heirs, successors and assigns forever.

And the first party, for himself and his heirs and legal representatives, does covenant to and with the second party, his heirs, successors and assigns, that the first party is lawfully seized in fee simple of said property, free and clear of incumbrances except said mortgage or trust deed and further except

that the first party 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, other than the liens above expressly excepted; that this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party and all redemption rights which the first party may have therein, and not as a mortgage, trust deed or security of any kind; that possession of said premises hereby is surrendered and delivered to said second party; that in executing this deed the first party is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the second party, or second party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the first party and that at this time there is no person, co-partnership or corporation, other than the second party, interested in said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ②

In construing this instrument, it is understood and agreed that the first party as well as the second party may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereto by order of its Board of Directors.

Dated November 4, 1983

Keith Jacobs

P.O. Box 154

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)

County of Klamath

November 4, 1983

Personally appeared the above named

Keith Jacobs

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

Before me,
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-26-87

STATE OF OREGON, County of) ss.

November 4, 1983

Personally appeared

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

a corporation,

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE--The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

DESCRIPTION of ROAD EASEMENT
TO BE INCLUDED IN DEED OF
SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, and SE $\frac{1}{4}$ SW $\frac{1}{4}$
OF SECTION 17, T37S R15E, W.M.

19035

SUBJECT TO: An easement 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 said SW $\frac{1}{4}$ NW $\frac{1}{4}$ from which the Northwest Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ bears N 89° 26' 10" W, 15.00 feet; thence southeasterly along said centerline the following bearings and distances: S 53° 49' 18" E, 167.49 feet; S 43° 11' 58" E, 205.43 feet; S 29° 01' 52" E, 161.00 feet; S 13° 31' 21" E, 336.53 feet; S 05° 56' 43" E, 165.00 feet; S 16° 27' 30" E, 357.12 feet; S 31° 32' 35" E, 177.08 feet; S 37° 59' 04" E, 774.20 feet; S 46° 27' 00" E, 226.39 feet to a point lying 15 feet west of the West Line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 17; thence S 00° 26' 14" W, parallel to said West Line, 531.51 feet; thence S 89° 52' 40" E, parallel to and 15 feet south of the South Line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, 454.75 feet; thence S 40° 07' 14" E, 486.91 feet; thence S 49° 09' 59" E, 536.97 feet; thence S 66° 53' 35" E, 137.99 feet more or less to a point on the East Line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ from which the Southeast Corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ bears S 00° 24' 10" W, 485.41 feet.

TOGETHER WITH: An easement 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:

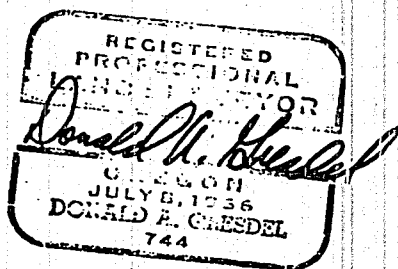
Beginning at a point on the North Line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 17 from which the Northwest Corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ bears N 89° 20' 15" W, 661.57

PERDRIAU INVESTMENT CORP.
3300 Anderson Ave.
Klamath Falls, Ore. 97601

19036

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 11° 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' 33" 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° 23' 48" W, 72.84 feet to a point lying due EAST, 15.00 feet from the West Line of the NW₁ of said Section 17; thence S 00° 19' 26" W, parallel with said West Line, 286.50 feet to the South line of said NW₁ NW₁.

PERDRIAU INVESTMENT CORP.
3300 Anderson Ave.
Klamath Falls, Ore. 97601



19037

PERDRIAU INVESTMENT CORP.
3300 Anderson Ave.
Klamath Falls, Ore. 97601

DESCRIPTION OF PROPERTY

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

S $\frac{1}{4}$ 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. 11°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

I hereby certify that the within instrument was received and filed for record on the 4th day of November A.D., 1983 at 1:08 o'clock p M., and duly recorded in Vol. 863, of Deeds on page 19033.

EVELYN BIEHN, COUNTY CLERK

by Pam Smith deputy

Fee \$ 20.00