

I/A #M-38-26754-2

30564

WARRANTY DEED

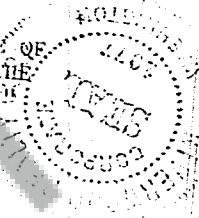
Vol. 1183 Page 19537

KNOW ALL MEN BY THESE PRESENTS, That PERLA DEVELOPMENT CO., RIVERWOOD REALTY CORP. and ISAAC SHACHORY, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PERLA DEVELOPMENT CO., INC.

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:

Government Lots 22, 27, and 30, and that portion of Lots 31 and 32, lying West of Highway No. 422, all in Section 8, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

"THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."



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 those contained in Exhibit "A" attached hereto

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 \$ 92,800.00

In Witness Whereof, the grantor has executed this instrument this day of October, 1983, 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.

Isaac Shachory

PERLA DEVELOPMENT CO., INC.

STATE OF OREGON, County of Klamath, October 19, 1983.

STATE OF OREGON, County of Klamath, October 28, 1983.

Personally appeared the above named Isaac Shachory

Personally appeared ROBERT M. PERLA, ESTHER PERLA, 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 PERLA DEVELOPMENT CO., INC.

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

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 as their voluntary act and deed.

Before me: Notary Public for Oregon WTSK My commission expires: 6-10-85

Before me: Notary Public for Oregon WTSK My commission expires: 12/16/83



OFFICIAL SEAL BYRON KATZ, NOTARY PUBLIC - CALIFORNIA, PRINCIPAL OFFICE IN LOS ANGELES COUNTY, My Commission Exp. Dec. 16, 1983

PERLA DEVELOPMENT CO. RIVERWOOD REALTY CORP, and ISAAC SHACHORY

GRANTOR'S NAME AND ADDRESS PERLA DEVELOPMENT CO.

GRANTEE'S NAME AND ADDRESS

Perla Development Co., Inc. 1922 Stradella Road Los Angeles, Calif. 90077

Perla Development Co., Inc. 1922 Stradella Road Los Angeles, Calif. 90077

SPACE RESERVED FOR RECORDER'S USE

I certify that the within instrument was received for record on the day of at o'clock M., and recorded in book / part / 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

EXHIBIT "A"

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, and restrictions, contained in Deed of Tribal Property, dated Marcy 4, 1959, recorded June 1, 1959 in Book 313 at page 59, Deed Records.
3. Easements as disclosed by Warranty Deed

Dated : April 13, 1979
 Recorded : May 9, 1979
 In favor of : Robert B. Gregory
 Across : East 30 feet of the North 30 feet of Lot 30, The North 30 feet of Lots 31 and 32 lying West of Highway 422, the East 30 feet of Lots 22 and 27.

Book: M-79 Page: 10493
4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$24,651.20.

Dated : March 29, 1979
 Recorded : August 22, 1979
 Trustor : Perla Development Co, Inc., Riverwood Realty Corp. and Isaac Shachory
 Trustee : Transamerica Title Insurance Co.
 Beneficiary : Edwin F. Leibold and Laurine C. Leibold
 (Affects easements shown as Exception #3 above)
 Said Trust Deed the Grantee herein does not assume, and the Grantors herein agree to hold Grantees harmless therefrom.

Book: M-79 Page: 20010
5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$33,895.40

Dated : March 29, 1979
 Recorded : August 22, 1979
 Trustor : Perla Development Co., Inc., Riverwood Realty, Corp. and Isaac Shachory
 Trustee : Transamerica Title Insurance Company
 Beneficiary : Edwin F. Leibold and Laurine C. Leibold
 Said Trust Deed the Grantee herein does not assume and the Grantors herein agree to hold Grantees harmless therefrom.

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STATE OF OREGON, WASH

County of KING } ss.
 before me appeared Robert P. Kugler On this 19th day of October, 1983,
and
 duly sworn, did say that he, the said Robert P. Kugler, both to me personally known, who being
 is the N/A President, and he, the said N/A
 is the N/A Secretary of RIVERWOOD REALTY, CORP.
 the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corpora-
 tion, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board
 of Directors, and
 and
 acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.

Barbara L. Albert

My Commission expires

Notary Public for Oregon WASH
6-10-85

STATE OF OREGON: COUNTY OF KLAMATH: ss
 I hereby certify that the within instrument was received and filed for
 record on the 14th day of November A.D., 1983 at 3:35 o'clock PM,
 and duly recorded in Vol M83, of Deeds on page 19537.

Fee \$ 3.00

EVELYN BIEHN, COUNTY CLERK

by Ann Smith deputy