

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. PREUIT and JAMES C. MURPHY as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALDO L. PEROTTI and LORRAINE K. PEROTTI, not as tenants in common, but, 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:

That portion of the NW 1/4 SW 1/4 of Section 33, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the center thread of The Sprague River, EXCEPTING that portion lying within the boundaries of Sprague River Highway. That portion of the NE 1/4 SE 1/4 of Section 32, Township 35 South, Range 10 East of the Willamette Meridian lying Easterly of the center thread of the Sprague River.

"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."

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 15,000.00

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 16<sup>th</sup> day of January, 1984; 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, ) ss.  
County of Marion  
January 16, 1984.

Personally appeared the above named James E. Preuit and James C. Murphy

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

Before me,  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8/1/86

STATE OF OREGON, County of ) ss.  
January 16, 1984.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

James E. Preuit and James C. Murphy  
5534 Commercial SE  
Salem, OR 97306

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Aldo L. Perotti  
5513 Morella Avenue  
No. Hollywood, CA

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of \_\_\_\_\_

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 tile/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Recording Officer

Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sprague River.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 25 day of Jan A.D. 19 84  
at 10:46 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 1329

**EVELYN BIEHN**, County Clerk

By *Sam Smith* Deputy

Fee 8.00