

35965

WARRANTY DEED

K-36850

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

Vol. M84 Page 6872

KNOW ALL MEN BY THESE PRESENTS, That

By Louis F. Perdriau, President

Perdriau Investment Corp

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Frank LeonDeMendoza

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:

NW 1/4 of SW 1/4 of Section 17, Township 37S, Range 15.0 East of the Willamette Meridian, Klamath County, Oregon

Subject to reservations, restrictions and rights of way apparent on the land

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.

(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

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 \$ 6,000.00. 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 12<sup>th</sup> day of April, 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)

Louis F. Perdriau

Louis F. Perdriau, President of Perdriau Investment Corp

STATE OF OREGON,

County of \_\_\_\_\_ ss.

19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

April 12, 1984 ss.

Personally appeared Louis F. Perdriau and

each for himself and not one for the other, did say that the former is the President

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 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:

J. X. Ramsey

Notary Public for Oregon

My commission expires:

9/1/84

Perdriau Investment Corp

3300 Anderson

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Frank LeonDeMendoza

San Jose, California

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

419 No. 13th St.

San Jose, CA 95112

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of April, 1984, at 9:00 o'clock A.M., and recorded in book/reel/volume No. M84 on page 6872 or as document/fee/file/instrument/microfilm No. 35965, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$4.00

84 APR 26 AM 9 00