

1-1-74

35969

WARRANTY DEED

K-36850

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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:

SW 1/4 of NE 1/4 of Section 17, Township 37S, Range 15.0 East
of the Willamette Meridian, Klamath County, Oregon, saving and excepting
100 foot strip conveyed to Shallock & Daggett Co., Deed Records, page 511, vol 85
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 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

STATE OF OREGON, County of Klamath) ss.
April 12, 19 84

Personally appeared the above named

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

Before me:

J. S. Ramirez

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

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 Street
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

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 26th day of April, 19 84, at 9:00 o'clock A.M., and recorded in book/reel/volume No. M84 on page 6876 or as document/fee/file/instrument/microfilm No. 35969, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$4.00
By [Signature] Deputy