

42746

WARRANTY DEED

Vol. 1484

Page 18584

KNOW ALL MEN BY THESE PRESENTS, That PERDRIAU INVESTMENT CORP.

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

MARK PERDRIAU

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:

A portion of Tracts 31 and 32 Altamont Small Farms, more particularly described in exhibit a attached hereto.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Leins and Assessments of Klamath Project and Klamath irrigation District; Rules, regulations and assessments of South Suburban Sanitary District.

(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

EXHIBIT A AND B ATTACHED WITH THIS CONTRACT

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. (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 15 day of October 84, 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,

County of Klamath Falls } ss.
10-15, 1984

Personally appeared the above named

Louis Perdriau
Jeanette Jacobs

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

Before me:

(OFFICIAL SEAL)

Marilyn J. Gillham

Notary Public for Oregon

My commission expires: 12-21-85

STATE OF OREGON, County of

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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 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:

PERDRIAU INVESTMENT CORP.

3300 Anderson

Klamath Falls, Oregon 97601

MARILYN J. GILLHAM

NOTARY PUBLIC - OREGON

My Commission Expires 12-21-85

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/reel/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.

NAME

TITLE

By Deputy

After recording return to:

Mark Perdriau

21130 Haviland Avenue

Hayward, Ca. 94541

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

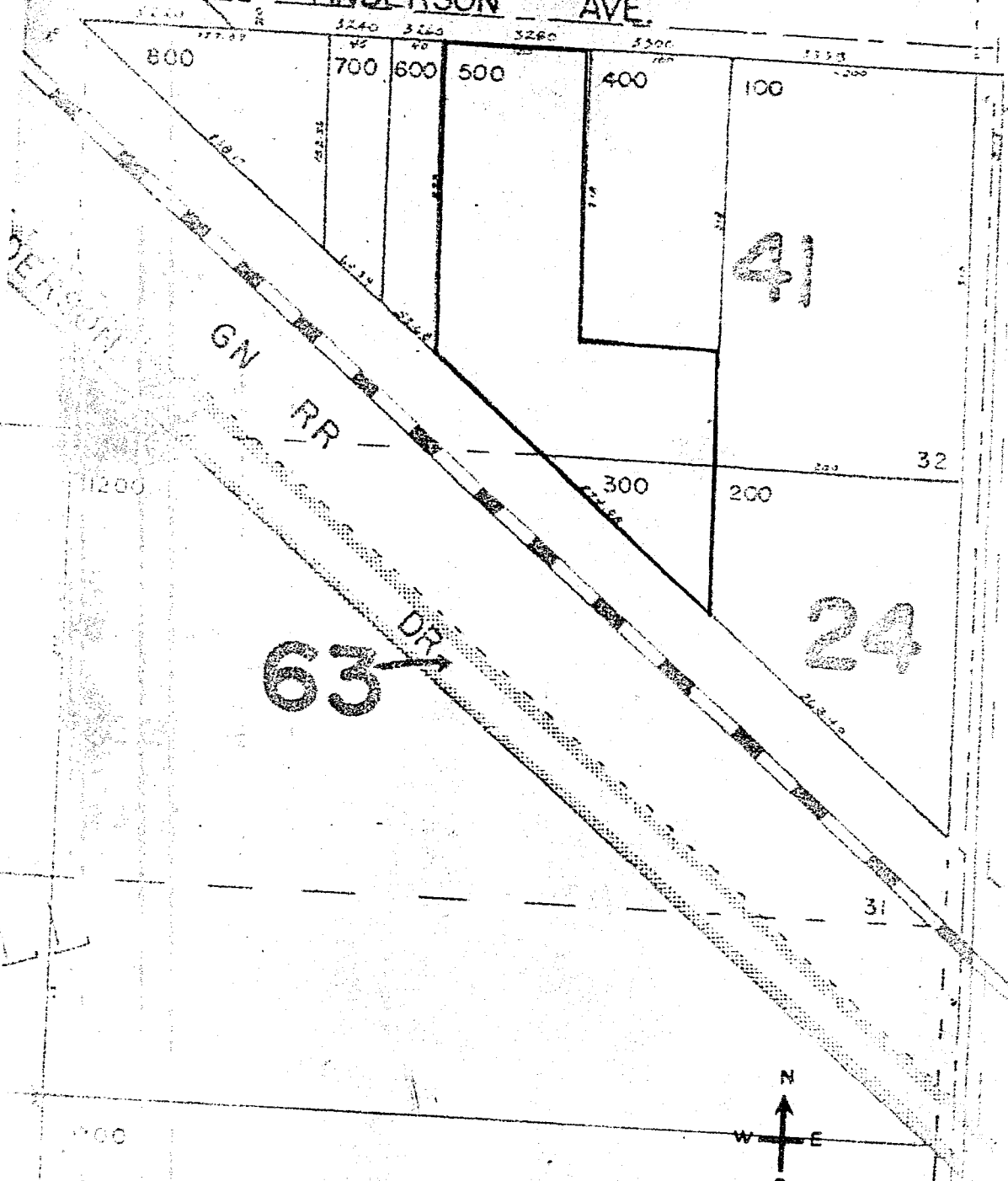
SAME AS ABOVE

NAME, ADDRESS, ZIP

EXHIBIT A

18585

ANDERSON AVE.



FARMS

Outlined on this map print is the location of the property in our order No. R 39264. It is not a survey, does not show the location of any improvements and since it is furnished as a reference only the company assumes no liability for any errors therein.

DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon:

Beginning at a point on the North line of Tract 32, Altamont Small Farms, in Section 15, Township 39 South, Range 9 E.W.M., which is North 88°46' West a distance of 300 feet from the Northeast corner of said Tract 32; thence South 0°11' West 322.84 feet along a line parallel to Altamont Drive to the Northeasterly right of way line of the Great Northern Railroad; thence North 47°57' West 140.98 feet along said right of way line; thence North 0°11' East 228.74 feet to the North line of said Tract 32; thence South 88°46' East 105 feet to the point of beginning; being a portion of Tracts 32 and 31 of said Altamont Small Farms.

Beginning at a point which is distant from the Northeast corner of Tract 32 of Altamont Small Farms, the following courses and distances: North 88°46' West along the North line of said Tract 32, 300 feet and South 0°11' West 218 feet; thence from said point of beginning South 88°46' East 100 feet to the Westerly line of parcel heretofore sold to Lester H. Yarnell, et ux., as more particularly described in deed dated May 12, 1937, recorded in Volume 109, page 233, Deed Records of Klamath County, Oregon; thence along the Westerly line of said Yarnell property South 0°11' West 197 feet, more or less to the Northeasterly line of the right of way to the Great Northern Railway; thence along said right of way line North 47°57' West 134 feet, more or less, to a point which is South 0°11' West from the point of beginning; thence North 0°11' East 104.84 feet to the point of beginning; being a portion of Tracts 31 and 32, Altamont Small Farms.

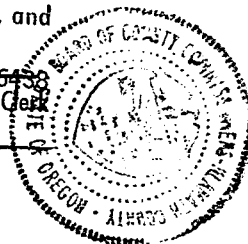
STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath Co., Title
this 9th day of April A.D. 1981 at 1:07 o'clock P M., and
duly recorded in Vol. M81, of Deeds on Page 6439

EVELYN BIEHN, County Clerk

By Debra J. Janssen
Fee \$7.00

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STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 30th day of October A.D., 1984 at 4:23 o'clock P M., and duly recorded in Vol. M84, of Deeds on page 18584.

Fee: \$ 12.00 Index: \$1.00

EVELYN BIEHN, COUNTY CLERK

by: Debra J. Janssen, Deputy