

55014

K-38163

WARRANTY DEED

17808

Vol. M85 Page

KNOW ALL MEN BY THESE PRESENTS, That **ELMER JACOBS, and JEANETTE JACOBS** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **PERDRIAU INVESTMENT CORP.** 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:

Beginning at a point in the Northerly boundary of Tract 33 of Altamont Small Farms, in the County of Klamath, State of Oregon, said point being 107 feet distant from the Northwest corner of said tract, and running; thence South 88°46' East along the said Northerly boundary of said Tract 107 feet; thence South 0°11' West 200 feet, more or less, to a point in the Southerly boundary of said tract; thence North 88°46' West along the Southerly boundary of said Tract 107 feet; thence North 0°11' East 200 feet, more or less, to the point of beginning.

SUBJECT TO liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; rules, regulations and assessments of South Suburban Sanitary District; rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways; reservations and restrictions, in deed

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

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 \$ 32,000.00. 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 1st day of November, 1985; 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.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON,

County of **Klamath** } ss.
November 1, 1985

Personally appeared the above named **Jeanette Jacobs**

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

Faythe Moore
Notary Public for Oregon
My commission expires: 8/27/87

ELMER JACOBS

By:

His Attorney in Fact

JEANETTE JACOBS

STATE OF OREGON
County of Klamath

On this the 1st day of November, 1985 personally appeared JEANETTE JACOBS who, being duly sworn, did say that she is the attorney in fact for ELMER JACOBS and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before Me:

My Commission Expires: 8/27/87

STATE OF OREGON,

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 fee/title/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Perdriau Investment Corp.
3280 Anderson Ave.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP