

OK

72548

Vol. 1487 Page 4607

KNOW ALL MEN BY THESE PRESENTS, That PERDRIAU INVESTMENT CORP, A California Corporation

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

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

(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 Those set out in Exhibit "A" attached hereto

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 \$ 14,900.00

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 5th day of March, 1987; 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.

PERDRIAU INVESTMENT CORP

BY: Louis F. Perdriau

STATE OF OREGON,)
County of) ss.
19

STATE OF OREGON, County of Klamath) ss.
March, 1987

Personally appeared Louis F. Perdriau and who, being duly sworn, each for himself and not one for the other, did say that the former is the the president and that the latter is the secretary of

Personally appeared the above named

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

PERDRIAU INVESTMENT CORP, 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:

Before me: Sandra Handwerker

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires: 7-23-89

(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

Perdriau Investment Corp
3300 Anderson Avenue
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Joan McCarthy
1254 Bush Street
San Francisco, CA 94109
GRANTEE'S NAME AND ADDRESS

After recording return to:

Joan McCarthy
1254 Bush Street
San Francisco, CA 94109
NAME, ADDRESS, ZIP

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

Joan McCarthy
1254 Bush Street
San Francisco, CA 94109
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,)
County of) ss.

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/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

97 MAR 20 AM 11 17

EXHIBIT "A"

4608

PARCEL 1:

Lot 7, Block 7, NORTH BLY, in the County of Klamath, State of Oregon.

PARCEL 2:

Lot 8, Block 7, NORTH BLY, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion deeded to the State of Oregon, by and through its State Highway Commission for road purposes by Deed recorded in Book 250 at page 259.

PARCEL 3:

Beginning at a basalt rock set in the ground and marked with a cross, same being 1668 feet West of the Southeast corner of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 321 feet; thence North 260 feet to the Southwest corner of the tract to be conveyed herein; thence North 50 feet; thence East 100 feet; thence South 50 feet; thence West 100 feet to the point of beginning of description of said tract to be conveyed, said tract being 50 feet by 100 feet.

EXCEPTING THEREFROM that certain parcel described in deed from Pauline Morton, being the same person as Pauline Wessel and Marion R. Morton, wife and husband, and Marion F. Miller and Beatrice B. Miller, husband and wife, to State of Oregon by and through its State Highway Commission, dated June 2, 1951, recorded July 18, 1951, in Book 248 at page 455, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of North Bly.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
3. Right of way, including the terms and provisions thereof:

For	:	Ditch
Dated	:	December 27, 1928
Recorded	:	December 27, 1928
Book	:	89
Page	:	440

 (Affects Lot 8 - Parcel 2)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day of March A.D., 19 87 at 11:17 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 4607.

FEE \$14.00

By Evelyn Biehn, County Clerk 