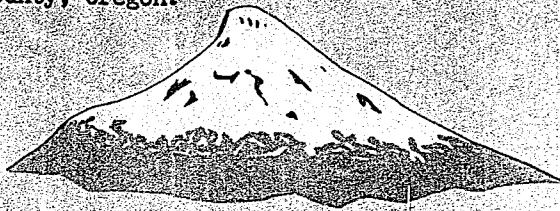


KNOW ALL MEN BY THESE PRESENTS, That PERDRIAU INVESTMENT CORP.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANTON C. KLEIN & MYRTLE E. KLEIN, husband and wife, 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:

The NW 1/4 SW 1/4 of Section 18, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.



## MOUNTAIN TITLE COMPANY

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."

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 EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 20,000.00

However, the actual consideration consists of the purchase price of the property described in this instrument, and the grantor hereby covenants to and with the grantee that the 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.

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 13th day of October, 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.

PERDRIAU INVESTMENT CORP.

By *Louis F. Perdriau*  
Louis F. Perdriau

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of \_\_\_\_\_, 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 ) ss.

10/13/87, 19\_\_\_\_ Louis F. Perdriau

Personally appeared \_\_\_\_\_

and

who, being duly sworn,

and he is the

president and \_\_\_\_\_

of \_\_\_\_\_

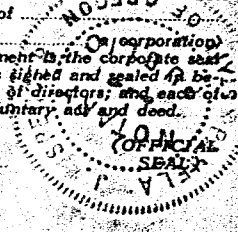
Perdriau Investment Corp.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed by a half 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:

*Camelappencia*  
Notary Public for Oregon

My commission expires: 8/16/88



## PERDRIAU INVESTMENT CORP.

GRANTOR'S NAME AND ADDRESS

ANTON C. KLEIN & MYRTLE E. KLEIN

1650 Wimbledon St.

Napa, CA 94558

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

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 13th day of October, 1987, at 3:24 o'clock P.M., and recorded in book M87 on page 18584 or as file/reel number 80420

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Pam Smith* Recording Officer Deputy

Fee: \$10.00