

28541

MTC # 25358-DN

WARRANTY DEED

Vol. 179/ Page 7521

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

Jeanette Jacobs

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; Liens 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

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 \$40,000.00

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 24th day of April, 1991; 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 \_\_\_\_\_,

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.

April 24, 1991

Personally appeared Louis F. Perdriau \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, president and that the latter is the \_\_\_\_\_ secretary of

Perdriau Investment Corp., a

California 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 act, deed and deed.

Before me:

Notary Public for Oregon DANA M. NIELSEN

My commission expires: \_\_\_\_\_

My Commission Expires: 12/31/94

(OFFICIAL SEAL)

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

SPACE RESERVED FOR RECORDER'S USE

Perdriau Investment Corp.

3280 Anderson

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Jeanette Jacobs

3280 Anderson

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Perdriau Investment Corp.

3280 Anderson

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

91 APR 24 AM 11 55

MTC NO. 25358-DN

EXHIBIT "A"  
LEGAL DESCRIPTION

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

Beginning at a point on the North line of Tract 32, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 88 degrees 46' West a distance of 300 feet from the Northeast corner of said Tract 32; thence South 0 degrees 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 degrees 57' West 140.98 feet along said right of way line; thence North 0 degrees 11' East 228.74 feet to the North line of said Tract 32; thence South 88 degrees 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, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, the following courses and distances: North 88 degrees 46' West along the North line of said Tract 32, 300 feet and South 0 degrees 11' West 218 feet; thence from said point of beginning South 88 degrees 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 degrees 11' West 197 feet, more or less to the Northeasterly line of the right of way of the Great Northern Railway; thence along said right of way line North 47 degrees 57' West 134 feet, more or less, to a point which is South 0 degrees 11' West from the point of beginning; thence North 0 degrees 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 Mountain Title Co. the 24th day of April A.D., 1991 at 11:55 o'clock A M., and duly recorded in Vol. M91, of Deeds on Page 7521.

EVELYN BLEHN County Clerk  
By Bernethy A. Ketch

FEE \$33.00

Blank area for recording or additional notes.