

OK

69148

WARRANTY DEED

Vol. 93 Page 25716

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD R. SMITH AND JEAN ANN SMITH, 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:

E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 13, Township 37 S, Range 14 E

SUBJECT TO: Land contract dated July 7, 1973.

SUBJECT TO: County of Klamath and State of Oregon codes and matters of record

(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 \$ 6,500.00

① 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). ② (The sentence between the symbols ①, 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 4th day of October, 1993; 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.

Louis F. Perdriau

STATE OF OREGON,

County of Klamath

10-4, 1993

Personally appeared the above named

Louis F. Perdriau

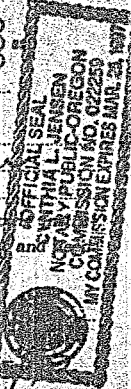
and acknowledged the foregoing instrument to be his voluntary act and deed

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/1/97



STATE OF OREGON, County of _____) ss.

Personally appeared _____ and

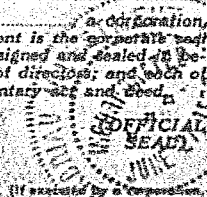
_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the secretary of _____

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:

Notary Public for Oregon

My commission expires: _____



PERDRIAU INVESTMENT CORP.

3280 ANDERSON AVENUE

KLAMATH FALLS, OREGON 97603

GRANTOR'S NAME AND ADDRESS

RONALD R. & JEAN ANN SMITH

755 Hilda Pine Drive

Chesapeake, Va. 23320

GRANTEE'S NAME AND ADDRESS

After recording return to:

RONALD R. & JEAN ANN SMITH

755 HILDA PINE DRIVE

CHESAPEAKE, VA. 23320

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of Oct, 1993, at 11:27 o'clock AM, and recorded in book/reel/volume No. M93 on page 25716 or as fee/file/instrument/microfilm/reception No. 69148 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Neulander Deputy

Fee \$30.00