

1025

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

PERLA DEVELOPMENT CO., INC., an Arizona Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. GRETLEIN & CATHERINE L. GRETLEIN, husband and wife, **see continued below, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lots 8, 9 and 10 in Block 6 of Tract 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

~~**Grantees continued - as to an undivided 75% interest and WILLIAM C. FRIDINGER and GRETCHEN M. FRIDINGER, with the right of survivorship, as to an undivided 25% interest~~

***THE CONSIDERATION SHOWN HEREIN HAS BEEN PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC S1031 EXCHANGE.

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 and the above granted premises, free from all encumbrances except all those of record and those 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 \$ 322,621.00 *** 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 30th day of May, 1995; 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.

STATE OF OREGON,)
County of _____, ss.
_____, 19 ____.

PERLA DEVELOPMENT CO., INC., an Arizona
/corporation
by: Robert M. Perla, President

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires:

PERLA DEVELOPMENT CO., INC.
1922 STRADELLA ROAD
LOS ANGELES, CA 90077

GRANTOR'S NAME AND ADDRESS

JOHN C. GRETLEIN et al
2928 FRONT ST.
KLAMATH FALLS OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
JOHN C. GRETLEIN et al
2928 FRONT ST
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

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

JOHN C. GRETLEIN et al
2928 FRONT ST
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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 _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED

FOR

RECORDER'S USE

By _____ Recording Officer
Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

14658

No. 5907

State of California

County of Los Angeles

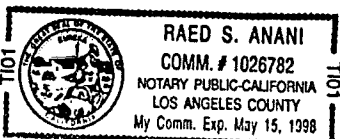
On 5-30-95 before me, Raed S. Anani, Notary Public

personally appeared Robert H. Perla

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Raed S. Anani

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☒ CORPORATE OFFICER

President

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Perla Development Co. Inc.

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

1

NUMBER OF PAGES

5-30-95

DATE OF DOCUMENT

none

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day of June A.D., 19 95 at 3:55 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 14657

FEE \$35.00

By Bernetha G. Letsch County Clerk