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WARRANTY DEED

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PRESIDENT

PERLA DEVLOPMENT CO., INC., AN ARIZONA CORPORATION,

Grantor(s) hereby grant, bargain, sell and convey to JOHN C. GRETLEIN & CATHERINE GRETLEIN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 17/24THS INTEREST; AND WILLIAM C. FRIDINGER & GRETCHEN FRIDINGER, WITH RIGHTS OF SURVIVORSHIP, AS TO AN UNDIVIDED 7/24THS INTEREST,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 7 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.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: Grantor named herein hereby grants to Grantees named herein a first right of refusal on Lot 6, Block 6, Campus View for a period of one (1) year from the recording date of this deed. If during this period, Grantor receives an acceptable offer to sell Lot 6, Block 6, Campus View, Grantor shall give written notice to Grantees named herein who shall have fifteen (15) days to purchase the lot on the same terms and conditions.

and 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.

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.

The true and actual consideration for this conveyance is \$ 89,723.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2928 FRONT ST., KLAMATH FALLS, OR 97601

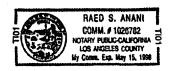
Dated this 30 day of December , 1995

BY:

ROBERT M. PERLA

STATE OF DESCRIPTION County of Los Angles)) ss.
This instrument was acknowledged before me on <u>December</u> 30, 19 95
by ROBERT M. PERLA
as PRESIDENT
of PERL OPPUE OPMENT CO., INC.
Market
Notary Public of CALIFORNIA My commission expires 5-/5-9.

Return to: JOHN C. GRETLEIN 2928 FRONT ST. KLAMATH FALLS, OR 97601



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of			Mountain Title				the	2nd	day	
of	Jan	_ A.D., 19	96 at	3:50	_ o'clock _	P	M., and duly rec	orded in Vol.	м96	
		of <u>De</u>	eds			on/	Page 93		Clark	
FEE	\$35.00				Ву	This	Bernetha G	lesch, County		

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