

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

hereinafter called the grantor, for the consideration hereinabove stated, to grantor paid by **BRYCE T. BROWN & IVY J. BROWN HUSBAND AND WIFE**, hereinabove 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:

SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 17, Township 37 S, Range 15 E

SUBJECT TO: Land contract dated February 24, 1972

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 end 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 \$9,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 15th day of September, 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.

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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,)
County of KLAMATH,) ss.
SEPTEMBER 28, 1995.

Personally appeared the above named
LOUIS F. PERDRIAU

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

Before me:
Lorraine Johnson
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 9/28/96

STATE OF OREGON, County of Klamath ss.
Sept. 15, 1995

Personally appeared **LOUIS F. PERDRIAU** and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
PRESIDENT president and that the latter is the
secretary of Perdriau

Investment Corp., a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that the same was signed and sealed in behalf
of said corporation by authority of **OFFICER SIGN**, each of them
acknowledged and affirmed the foregoing instrument to be his voluntary act and deed.

Before me:
Lorraine Johnson
NOTARY PUBLIC - OREGON (OFFICIAL
COMMISSION NO. 018718 SEAL)
Notary Public for Oregon
My commission expires: 9/28/96

(If executed by corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry L. Brown
2301 Van Ness St.
Eugene, Or. 97403

NAME, ADDRESS, ZIP

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

Larry L. Brown
2301 Van Ness St.
Eugene, Or. 97403

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDED'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the
4th day of May, 1995,
at 9:09 o'clock A.M., and recorded
in book reel/volume No. M-98
on page 14833 or as file/file/instrument
microfilm/reception No. 57475,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernethia G. Lensch, Co. Clerk.

NAM
TITLE
By **Kathleen Rose** Deputy

Fee: \$30.00