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Warranty Deed

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This Indenture Witnesseth, That BUENA VISTA LAND CO., INC., an Oregon corporation,

herein called "grantor," in consideration of THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

JAMES C. PINNIGER and JEAN E. PINNIGER, husband and wife, herein called "grantees," their heirs and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

Lot 1, Block 18, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1976-77 real property taxes which are now a lien but not yet due and payable,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns, that it is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$3,500.00.

IN WITNESS WHEREOF, BUENA VISTA LAND CO., INC., pursuant to a resolution of its board of directors, has caused these presents to be executed by its Vice President and Asst. Secretary this 19th day of Aug, 1976.

BUENA VISTA LAND CO., INC.

By [Signature] Vice President
By [Signature] Asst. Secretary

H. F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
JAMES C. and JEAN E. PINNIGER
4369 Selma Avenue, Klamath Falls, Oregon 97601

STATE OF OREGON }
County of KLAMATH } ss. _____, 19 ____

Personally appeared the above-named

known to me to be the identical person described as grantor in the within Deed, 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 KLAMATH } ss. Aug 19, 1976

Personally appeared Harry R. Wagner and Dorinda A. Turner
who, being first duly sworn, did say that they are the Vice President and
Ass't. Secretary, respectively,
of

BUENA VISTA LAND CO., INC., an Oregon corporation,

and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

James K. McArthur
NOTARY PUBLIC FOR OREGON
My commission expires 3-8-77

Warranty Deed

From

To

Recording Data:

STATE OF OREGON
County of Klamath
Filed for record in Register of
KLAMATH COUNTY TITLE CO.
on this 20th day of AUGUST 1976
at 2:57 P M
recorded in Vol. N 76 of EREDS
Page 12989
W. J. McARTHUR, Notary Clerk
by Harry R. Wagner
Fee \$ 6.00

Return to:

James C. and Jean E. Ringler
4369 Selma Ave.
Klamath Falls, OR 97601