A -29417

WHEN RECORDED MAIL TO:

San Marcos Development Co.
1140 Union St.
Suite 211
San Diego, Calif. 92101

(Don't use this space; reserved for recording label in counties where used.)

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 filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

_____ Title

By _____ Deputy

MAIL TAX STATEMENTS TO:

San Marcos Development Co.
1140 Union Street
Suite 211
San Diego, California 92101

51391

BARGAIN AND SALE DEED

Vol. M78 Page 14714

JUDY SCHERZER

GRANTOR, conveys to

SAN MARCOS DEVELOPMENT CO.,
a California corporation

GRANTEE, the following described real property situate in Klamath County, Oregon:

Lot 4 in Block 1, Lot 6 in Block 2, and an undivided 1/44 interest in Lot 10 in Block 1, all in Pine Ridge Estates-Unit 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Williamson River; Right of way for telephone line of Klamath Telephone and Telegraph Co., including the terms and provisions thereof, as set out in Schedule of Damages recorded July 16, 1927, Vol. 5, page 223, Miscellaneous Records of Klamath County, Oregon; Right of way for transmission line, including therterms and provisions thereof, given by Ned Putnam et al., to The California Oregon Power Company, a California corporation, dated September 19, 1958, recorded October 2, 1958, Vol. 304, page 293, Deed Records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of Pine Ridge Estates-Unit 1 as follows: "...said plat subject to a 20 foot building set-back line along all streets and all easements and reservations of

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 10,354.59 . However, the actual consideration consists of or includes other property or value given or promised which is [part of the] [the whole] consideration.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 30 day of JUNE, 1978.

x Judy Scherzer

STATE OF OREGON, County of Deschutes) ss. 30 JUNE, 1978

Personally appeared the above named JUDY Scherzer

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

Before me: Constance E. Crichton

Notary Public for Oregon

My commission expires June 12, 1981

(Official Seal)

NOTARY PUBLIC

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

14715

record and additional restrictions as provided in any recorded protective covenants, also subject to a 15-foot walkway easement along the northerly line of Lot 8, Block 1 for the use of owners, guests and tenants of lots within this subdivision, also Lot 10, Block 1 and Lot 2, Block 5 are for private walkway use only with no dwellings permitted thereon."; and Declaration of Conditions and Restrictions for Pine Ridge Estates - Unit 1 recorded September 28, 1973, Vol. M73, page 13211, Deed Records of Klamath County, Oregon, as amended by Declaration of Conditions and Restrictions Amended recorded April 18, 1978, Vol. M78, page 7509, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 10th day of July A. D. 19 78 at 11:49 o'clock A M., and duly recorded in Vol. M78, of Deeds on Page 14714

Wm D. MILNE, County Clerk

By Bernetha G Letsch

Fee $6.00