

1-1-74

16229

WARRANTY DEED

K-35718

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KNOW ALL MEN BY THESE PRESENTS, That

PINECREST ESTATES, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CHRISTOPHER S. ODGERS

, hereinafter 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:

Lot 4 in Block 10 of Tract No. 1101, Pinecrest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, also known as First Addition to Pinecrest.

Subject to easements, rights of way, and restrictions of record and those apparent upon the land and to all exceptions shown in title policy whether part of the standard form or not. Taxes for 1982-83.

Seller's Warranty of Title shall be deemed fully performed when a Standard Form Policy of title insurance, covering the property herein conveyed, is delivered to Buyers.

(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 and 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 \$ 6,500.00

~~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 7 day of October, 1982; 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.

Pinecrest Estates, Inc.

Vice President

STATE OF OREGON,

County of Klamath

ss.

October 7, 19 82

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON County of Klamath

ss.

October 7, 19 82Personally appeared Walter E. Remstedt and

and

_____ who, being duly sworn, each for himself and not one for the other, did say that the former is the

Vice

president and that the latter is the

Inc.

of _____ Pinecrest Estates

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3/24/85

PINECREST ESTATES, INC.

601 Montgomery Street, Suite 800

San Francisco, CA 94111

GRANTOR'S NAME AND ADDRESS

Christopher Odgers

P.O. Box 363

Bly, OR 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

P.O. Box 362

Bly, OR 97622

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

ss.

County of Klamath

I certify that the within instrument was received for record on the 8 day of Oct, 19 82 at 11:44 o'clock AM, and recorded in book/reel/volume No. MB2 on page 3476 as document/fee/file/instrument/microfilm No. 16229, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Joyce M. Drew Deputy

Fee \$4.00