

33094

MOUNTAIN TITLE COMPANY INC.

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

Vol. 184 Page 1652

PINECREST ESTATES, INC., an Oregon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE H. KEEFER and HOLLIE D. KEEFER, husband and wife, 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 8, Block 5, TRACT NO. 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$7,950.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$7,950.00. 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 10th day of January, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

(If executed by a corporation, affix corporate seal)

Walter E. Remstedt  
WALTER E. REMSTEDT, PRESIDENT  
PINECREST ESTATES, INC.

STATE OF OREGON,

County of Klamath, 1984

Personally appeared the above named

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of Klamath, 1984

Personally appeared WALTER E. REMSTEDT

each for himself and not one for the other, did say that he is the president and that the latter is the secretary of Pinecrest Estates, Inc. 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.

Kristi L. Bedd  
Notary Public for Oregon  
My commission expires: 11/16/87

(OFFICIAL SEAL)

Pinecrest Estates, Inc.  
3926 South Sixth St.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Dale H. Keefer and Hollie D. Keefer  
835 SE Rene  
Gresham, OR 97030  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the day of January, 1984,

SPACE RESERVED FOR RECORDER'S USE

at 10 o'clock A.M., and recorded in book 184 on page 1652 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:  
 "Subject to: (1) All applicable zoning ordinances and recorded restrictive covenant; (2) Building setback lines are 75 feet from centerline of street on which the lot fronts and 50 feet from the centerline of street on which the lot sides; (3) A 16 foot utility easement centered on all side and back lot lines; (4) Drainage easements as shown on the annexed plat."
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded April 2, 1974, in Volume M74, page 4015, and recorded September 2, 1975, in Volume M75, page 10294, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 31st day of Jan A.D. 19 84  
 at 2:03 o'clock P M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 1652

**EVELYN BIEHN, County Clerk**

By *[Signature]* Deputy

Fee 8.00