

36079

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 corporation PAUL J. NIELSEN and MARGARET A. NIELSEN, husband and wife
 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 20, Block 5 of 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 -

(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 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 \$ 14,500.00
 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 20th day of April, 1984; 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.

(If executed by a corporation,
 affix corporate seal)

By: Walter E. Remstedt
 Walter E. Remstedt, Vice President
 PINECREST ESTATES, INC.

STATE OF OREGON,

County of _____ ss.
 _____, 19____

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: _____

Pinecrest Estates, Inc.
 3926 South Sixth Street
 Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Paul J. & Margaret A. Nielsen
 P.O. Box 177
 Blg, OR 97622

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
 April 20, 1984

Personally appeared _____ and
 each for himself and not one for the other, did say that _____ is the
 vice president and that the _____ is the
 PINECREST ESTATES, INC. _____

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

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____ ss.

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 file/reel number _____

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 Deputy

MOUNTAIN TITLE COMPANY INC

- 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 covenants; (2) Building setback lines are 75 feet from centerline of street on which the lot fronts and 50 feet from 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, all Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)
 County of Klamath)

Filed for record at request of

on this 27th day of April A.D. 19 84
 at 3:44 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 7050
EVELYN BIEHN, County Clerk
 By [Signature], Deputy
 Fee 8.00

