

KNOW ALL MEN BY THESE PRESENTS, That PINECREST ESTATES, INCORPORATED, an Oregon corporation who acquired title as PINECREST ESTATES INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND G. DAHM and DALE H. KEEFER, not as tenants in common, but with the right of survivorship 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 9, 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 -

(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

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 \$8,000.00

~~However, the actual consideration consists of not includes other property given in exchange for the whole 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 31st day of August, 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)

WALTER E. REMSTEDT, VICE PRESIDENT
PINECREST ESTATES, INCORPORATED

STATE OF OREGON,)
County of) ss.
19

STATE OF OREGON, County of Klamath) ss.
August 31, 1984

Personally appeared WALTER E. REMSTEDT and

who, being duly sworn,
each for himself and his successors, do hereby certify that he is the VICE president of PINECREST ESTATES, INCORPORATED

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 (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/87

My commission expires: 11/16/87

Pinecrest Estates, Incorporated
3926 South Sixth Street
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Raymond G. Dahm
1700 SE 4th Street
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,) 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 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. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. 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."
3. 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 25 day of Sept. A.D. 19 84
at 3:02 o'clock P M, and duly
recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 8.00