

43320

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 1484 Page 19460

KNOW ALL MEN BY THESE PRESENTS, That PINECREST ESTATES, INC., an Oregon corporation also known as PINECREST ESTATES INCORPORATED, an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK B. CABRAL, 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 16, Block 5, TRACT 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 \$ 7,200.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration and which is hereby acknowledged.~~ (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 30th day of October, 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)

STATE OF OREGON,

County of _____

ss.

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 30, 1984

Personally appeared WALTER E. REMSTEDT, and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the Vice President of PINECREST ESTATES, INCORPORATED

and that the seal allixed 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: 11/16/87

(OFFICIAL SEAL)

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

GRANTOR'S NAME AND ADDRESS

Frank B. Cabral
P.O. Box 2364
Oxnard, CA 93034

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 _____ 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.

Recording Officer

By _____

Deputy

MOUNTAIN TITLE COMPANY INC.

001-21

19461

- 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, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 19th day of November A.D. 19 84
at 11:01 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 19460

EVELYN BIEHN, County ClerkBy *Ram Smith* DeputyFee 9.00