

43901

WARRANTY DEED

Vol. 184 Page 20492

KNOW ALL MEN BY THESE PRESENTS, That PINECREST ESTATES, INC. also known as PINECREST ESTATES, INCORPORATED, an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LUIS A. VINIEGRA and JUANITA E. VINIEGRA, 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 2 in Block 6, 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 \$ 1,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 5th day of December, 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.

By: Walter E. Benetto
WALTER E. BENETTO, VICE PRESIDENT

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of) ss.
19

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.
December 5, 1984
Personally appeared Walter E. Benetto and
also, being duly sworn,
each for himself and not for the other, that the above is the
Vice President of PINECREST ESTATES, INCORPORATED.

ESTATES, INCORPORATED, 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 the
hall 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
Archie S. Keld
Notary Public for Oregon
My commission expires: 11/16/87

Pinecrest Estates, Incorporated
3926 S. 6th St.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Luis A. Viniegra
P.O. Box 14
Bly, 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,) ss.
County of

I certify that the within instrument was received for record on the day of 1984, 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. 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 30 feet from centerline of street on which the lot sides; (3) A 10 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 9, 1974, in Volume MT-1, page 4015 and recorded September 2, 1975, in Volume MT-5, page 10004, all Microfilm Records of Klamath County, Oregon.

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

on this 16th day of December A.D. 19 77
 at 2:31 o'clock P M. and d.
 recorded in Vol. MT-5 of Books
 Page 20422

EVELYN BEHN, County Clerk

By Ben Smith Deputy

Fee 2.00