



S-31438

WARRANTY DEED (INDIVIDUAL)

PAUL H. HANSON and MARY C. HANSON, husband and wife
convey(s) to TED HARRIS and MARGARET L. HARRIS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 6, Block 7, Tract No. 1093, PINECREST, in the County of Klamath,
State of Oregon.

65-3118

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual contents of the foregoing are shown by the following:

The true and actual consideration for this transfer is \$ 10,000.00. However, the actual cash consideration consists of or includes other property or value given or promised which is the whole part of the consideration and is not to be taken into account in computing the value of the property transferred.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9th day of September, 1987.

19 87

Paul H. Hanson

PAUL H. HANSON

PAUL H. HANSON
 MARY C. HANSON
 MARY C. HANSON
)ss.

MARY C. HANSON

WASHINGTON
STATE OF OREGON, County of King
On this _____ day of _____, 19____, ss.

On this _____ day of September, 19 87

Personally appeared the above named PAUL H. HANSON and MARY C. HANSON,
Husband and Wife
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for _____ Washington

My Commission Expires: Feb 26 1989

Paul H. Hanson

Mary C. Hanson

GRANTOR'S NAME AND ADDRESS

Ted Harris

Margaret L. Harris

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ted & Margaret L. Harris

P. O. Box 68

Camino, CA 95709

NAME, ADDRESS, ZIP

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

Ted & Margaret L. Harris

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.~~

Witness my hand and seal of County
affixed

NAME _____ TITLE _____
By _____ Deputy _____

EXHIBIT "A"

17078

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pinecrest.
2. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
3. Regulations, including levies, liens, assessments, rights of way and easements of the Pinecrest Water Company, Inc.
4. Reservations, including the terms and provisions thereof, as set forth in Deed from Vida S. Dixon, et vir, to M. M. Cline, dated December 2, 1946 recorded December 3, 1946, in Book 199 at page 255, Deed Records of Klamath County, Oregon. Excepting timber on Sec. 30, Twp 36, R 14 EWM.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:
Recorded : April 2, 1974
Book : M-74 Page: 4015
Amended : September 2, 1975
Book : M-75 Page: 10294
6. Easement, including the terms and provisions thereof:
For : Electric Transmission and Distribution Line
Granted to : Pacific Power & Light Company, a corporation
Dated : June 13, 1977
Recorded : November 7, 1977 Book: M-77 Page: 21410
7. Document entitled " In Reference to Proposed Amendment--Declaration of Restrictions of Pinecrest, Tracts 1093 and 1101 and Amendment and Restatement of Tract 1093 Declaration"
Recorded : May 31, 1985
Book : M-85 Page: 7993
8. Subject to rules and regulations of Fire Patrol District.
9. Taxes for the year 1987-1988 are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 18th day
of September A.D., 19 87 at 3:50 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 17077
Evelyn Biehn, County Clerk
By [Signature]

FEE \$14.00