



02035523

WARRANTY DEED

AFTER RECORDING RETURN TO:
LEE ROY SNOW
VIVIAN F. SNOW

P.O. Box 820
Gold Hill, OR 97525

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARK WINTHER hereinafter called GRANTOR(S), convey(s) to LEE ROY SNOW and VIVIAN F. SNOW, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 5, Tract No. 1093, PINECREST, in the County of Klamath, State of Oregon.

CODE 113 MAP 3614-3000 TL 6000

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) 1990-91 taxes, a lien not payable. 2) any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and is provided by Chapter 308, Oregon Revised Statutes. 3) Conditions, Restrictions as shown on the recorded plat of Tract No. 1093, Pinecrest. 4) Subject to rules and regulations of Fire Patrol District. 5) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded on April 2, 1974 in Book M-74 at page 4015. 6) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded on September 2, 1975 in Book M-75 at page 10294. 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 in Book M-85 at page 7993. 7) Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: Grantor: Mark Winther, a single man; Trustee: Klamath County Title Company, An Oregon Corporation; Beneficiary: Martin Development Corporation, a California Corporation dated on October 12, 1976, recorded on October 22, 1976 in Book M-76 at page 16892.

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

The true and actual consideration for this transfer is \$16,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of August, 1990.

Mark Winther

MARK WINTHER

STATE OF OREGON, County of KLAMATH)ss.

Continued on next page

10010

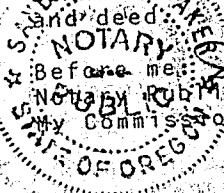
7 AUG 16 AM 11 07

CLERK OF DISTRICT COURT OF Klamath County

WARRANTY DEED
PAGE 2

August 15, 1990

Personally appeared the above named MARK WINTHER and
acknowledged the foregoing instrument to be his voluntary act
and deed.



Sandra Handsaker

Before me, Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 16th day
of Aug. A.D. 19 90 at 11:07 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 16447.

Evelyn Biehn - County Clerk
By *Pauline Muckdore*

FEE \$33.00

WHEREFORE, I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
FILED FOR RECORD IN THE CLERK'S OFFICE OF THE DISTRICT COURT OF
KLAMATH COUNTY, OREGON, ON AUGUST 15, 1990, AT 11:07 A.M., AND
DULY RECORDED IN VOLUME M90, PAGE 16447.

WITNESSETH MY HAND AND SEAL OF OFFICE, THIS 15TH DAY OF
AUGUST, 1990.

CLERK OF DISTRICT COURT OF Klamath County

CLERK OF DISTRICT COURT OF Klamath County

CLERK OF DISTRICT COURT OF Klamath County

CLERK OF DISTRICT COURT OF Klamath County

WILL & ESCROW, INC.

1888T

00022233

NOTARY Public