

ASPEN 020 36140

WARRANTY DEED

PINEY WOODS LAND & DEVELOPMENT COMPANY AKA PINEY WOODS LAND AND DEVELOPMENT CO., AN OREGON CORPORATION, hereinafter referred to as "Grantor", conveys unto CARLOS T. FARIA and JOYCE C. FARIA, husband and wife, hereinafter referred to as "Grantees", all that real property situated in Klamath County, State of Oregon and described as:

Lot 19, Block 2, SECOND ADDITION TO KENO HILLSIDE ACRES, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908-31DO TL 700

Grantor covenants that it is the owner of the above-described property free of all encumbrances except:

1. Conditions, Restrictions as shown on the recorded plat of Second Addition to Keno Hillside Acres.

2. Subject to rules and regulations of Fire Patrol District.

3. Release of damages, including the terms and provisions thereof, to the California Oregon Power Company, a corporation, recorded March 2, 1932 in Book 97 at page 83, Deed Records of Klamath County, Oregon.

4. Easement, including the terms and provisions thereof; For: Electric facilities along the North side of Highway 66; Granted to Pacific Power & Light Company; recorded on January 21, 1966 in Book M-66 at page 604;

5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded on May 1, 1981 in Book M-81 at page 7753;

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 \$9,775.00.

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 the fee title to the property

WARRANTY DEED

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LAW OFFICES OF
AINSWORTH, DAVIS, GILSTRAP, HARRIS, BALOCCA & FITCH, P.C.
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(503) 482-3111 FAX (503) 488-4455

should check with the appropriate city or county planning department to verify approved uses.

This Deed is signed by authority of the Board of Directors of Grantor this 13th day of March, 1991.

PINEY WOODS LAND & DEVELOPMENT COMPANY AKA PINEY WOODS LAND AND DEVELOPMENT CO.

[Signature]
SAM B. DAVIS, PRESIDENT

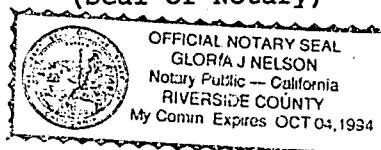
[Signature]
SIDNEY E. AINSWORTH,
SECRETARY

STATE OF CALIFORNIA)
) §
COUNTY OF RIVERSIDE)

On the 13th day of March, in the year 1991, before me Notary Public for the State of California, personally appeared SAM B. DAVIS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as president or on behalf of the corporation therein named and acknowledged to me that the corporation executed it.

[Signature]
(Signature of Notary)

(Seal of Notary)



STATE OF OREGON)
) §
COUNTY OF JACKSON)

On the 16th day of March, 1991, personally appeared SIDNEY E. AINSWORTH, the Secretary of Grantor corporation, first being sworn, stated that this Deed was voluntarily signed and sealed on behalf of said corporation by authority of its Board of Directors. Before me:

[Signature]
Notary Public of Oregon
My Commission Expires: 4/4/93

Mail Tax Statements to:

Carlos T. Faria
Joyce C. Faria

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 25th day of March A.D., 19 91 at 3:37 o'clock P M., and duly recorded in Vol. M91, of Deeds on Page 5290.

FEE \$33.00

Evelyn Biehn County Clerk
By [Signature]

Return: ATC