



## KLAMATH COUNTY TITLE COMPANY

K-46553

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

PINECREST ESTATES, INC., AN OREGON CORPORATION

conveys and warrants to CHARLES W. SAMS, Grantor,  
 the following described real property in the County of KLAMATH and State of Oregon.

Lot 5 in Block 1 of Tract No. 1101 First Addition to Pinecrest according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Said property shall be held subject to the reserved right of the grantor to record covenants, conditions and restrictions affecting Tract No. 1101 which are similar to the "Declaration Of Protective Restrictions" covering Tract No. 1093 (recorded April 2, 1974 in Volume M74, page 4015 and re-recorded September 2, 1975 in Volume M75, Page 10294, Deed records of Klamath County, Oregon) except for appropriate revisions determined by grantor (e.g. with respect to lack of a water or electrical utility system, road maintenance obligations of each property owner). Grantee shall hold such property subject to any such covenants, conditions and restrictions recorded by grantor and shall This property is free of liens and encumbrances, EXCEPT: join in signing such covenants, conditions and res- trictions. Subject to reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage. Also, subject to the reservation/covenant set forth above.

\*AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 93.030.

The true consideration for this conveyance is \$ 4,000.00 (Here comply with the requirements of ORS 93.030\*).

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 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 11 day of May 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

PINECREST ESTATES, INC., AN OREGON CORPORATION

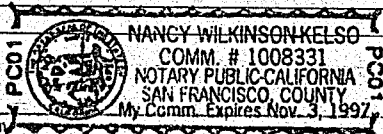
X BY:

Richard S. Jeweler, Vice President

STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ by \_\_\_\_\_

California CORPORATE ACKNOWLEDGEMENT  
 STATE OF ~~OREGON~~ CALIFORNIA, County of San Francisco ss.  
 The foregoing instrument was acknowledged before me this 11th day of May 1994 by Richard S. Jeweler and by \_\_\_\_\_ of Pinecrest Estates, Inc., a corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires:



Notary Public for California  
 My commission expires: 11/3/97

After recording return to:

Charles W. Sams  
 4581 Sunny Crest Dr.  
 Ukiah, California 95482

NAME, ADDRESS, ZIP

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

Charles W. Sams  
 4581 Sunny Crest Dr.  
 Ukiah, California 95482

OTIC 508

NAME, ADDRESS, ZIP

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Klamath County Title co

on this 13th day of June A.D. 19 94  
 at 3:18 o'clock P M. and duly recorded  
 in Vol. M94 of Deeds Page 18531.

Evelyn Biehn County Clerk

By Debra M. Mueland

Deputy.

Fee, \$30.00