

WARRANTY DEED

PINEY WOODS LAND AND DEVELOPMENT CO., an Oregon corporation, hereinafter referred to as "Grantor", conveys and warrants unto CARLOS T. FARIA and JOYCE C. FARIA 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.

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 January 21, 1966, in Book M-66, Page 604.

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

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

Mail Tax Statements to:

38660 Lexington Street #420  
Fremont CA 94536

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LAW OFFICES OF  
DAVIS, GILSTRAP, HARRIS, HEARN & WELTY  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(503) 482-3111 FAX (503) 488-4455

96 MAR 28 AM 0:05

This Deed is signed by authority of the Board of Directors of Grantor this 5 day of Feb, 1996.

PINEY WOODS LAND AND DEVELOPMENT CO.

Sidney E. Ainsworth  
SIDNEY E. AINSWORTH

STATE OF OREGON

COUNTY OF JACKSON

On the 5 day of Feb, 1996, personally appeared SIDNEY E. AINSWORTH, the Secretary/Treasurer 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:



Mary L. Scaife  
Notary Public for Oregon  
My Commission Expires: 3/14/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Piney Woods Land and Development Company the 28th day of March A.D., 19 96 at 10:05 o'clock A M., and duly recorded in Vol. M96, of Deeds on Page 8646.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By C. L. Russell

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