

STATUTORY WARRANTY DEED
(Individual or Corporation)
K-49304-S

PINECREST ESTATES, INC., an Oregon Corporation

conveys and warrants to CLINTON P. SEWING AND TAMARA M. COLE, not as tenants in common, . Grantor.
but with the right of survivorship
the following described real property in the County of KLAMATH and State of Oregon. . Grantee.

Lot 7 in Block 3 of Tract 1093 Pinecrest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

96 JUL 16 P3:12

This property is free of liens and encumbrances, EXCEPT: 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.

The true consideration for this conveyance is \$ 7,500.00 (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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 26th day of June 19 96. 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

By: Richard S. Jeweler
RICHARD S. JEWELER

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

Notary Public for Oregon
My commission expires: _____

After recording return to:

Clinton Sewing and Tamara Cole
P O Box 224
Bly OR 97622

NAME, ADDRESS, ZIP

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

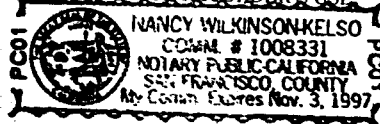
SAME

NAME, ADDRESS, ZIP

CORPORATE ACKNOWLEDGEMENT
STATE OF CALIFORNIA, County of San Francisco ss.
The foregoing instrument was acknowledged before me
this 1st day of July 19 96
by RICHARD S. JEWELER and
by _____
of PINECREST ESTATES, INC.
a corporation, on behalf of the corporation.

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

THIS SPACE RESERVED FOR RECORDER'S USE



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 16th day
of July A.D., 19 96 at 3:12 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 21120.

FEE \$35.00

By Bernetha G. Letsch, County Clerk[Signature]