

09 JUL 18 PM 3:05

Vol M03 Page 50619



After recording return to:
Charles W. Sams
4581 Sunny Crest Drive
Ukiah, CA 95482

Until a change is requested all tax statements
shall be sent to the following address:
Charles W. Sams
4581 Sunny Crest Drive
Ukiah, CA 95482

File No.: 7021-170728 (cs)
Date: May 09, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/18/2003 3:05 P m.
Vol M03 Pg 50619-20
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Pinecrest Estates, Inc., an Oregon corporation, Grantor, conveys and warrants to Charles W. Sams and Denise Mustain, as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 6, 7 and 8 in Block 1, Tract 1101, Pinecrest First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Grantee will hold the above mentioned three Lots subject to the reserved right of Grantor to record covenants, conditions and restrictions affecting Tract 1101 which are similar to the "Declaration of Protective Restrictions" covering Tract 1083 (recorded April 2, 1974 in Volume M74, Page 4015 and re-recorded September 2, 1975 in Volume M75 of Deeds, Page 10294, Official Records, 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 and Grantee's Successors shall hold the Lots subject to such covenants, conditions and restrictions.

\$26-2

50620

APN: 700094

Statutory Warranty Deed
- continued

File No.: 7021-170728 (cs)
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3. Irrespective of whether the above mentioned three Lots are owned jointly or separately, not more than one barn or animal shelter may be erected on the Lots and not more than two horses and four goats may be present on the Lots at any one time. In no event, may any other farm animals (e.g. pigs, chickens) be present on the Lots at any time.

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.

The true consideration for this conveyance is **\$18,000.00**. (Here comply with requirements of ORS 93.030)

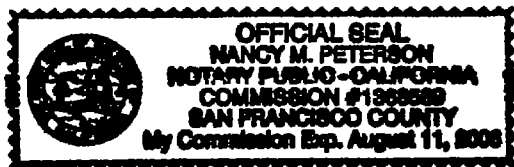
Dated: June 12, 2003

Pinecrest Estates,
Inc., an Oregon
corporation

by: Richard S. Jeweler
Richard S. Jeweler, Vice President

STATE OF California)
)ss.
County of San Francisco)

This Instrument was acknowledged before me on this 3 day of July, 2003
by Richard S. Jeweler as Vice President of Pinecrest Estates, Inc., an Oregon corporation, on behalf of the Corporation.



Nancy M. Peterson
Notary Public for

My commission expires: August 11, 2006