

2008-012244

Klamath County, Oregon



00052433200800122440020027

THIS SPACE RE

09/02/2008 02:57:00 PM

Fee: \$26.00



After recording return to:

Bob Keller

22581 Avenue 342

Woodlake, CA 93286

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

Bob Keller

22581 Avenue 342

Woodlake, CA 93286

File No.: 7021-1239453 (ALF)

Date: August 06, 2008

STATUTORY WARRANTY DEED

Pinecrest Estates, Inc., an Oregon corporation, Grantor, conveys and warrants to **Bob Keller**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3 IN BLOCK 4 IN TRACT 1093 - PINECREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$13,000.00**. (Here comply with requirements of ORS 93.030)

F24-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 29th day of August, 20 08.

Pinecrest Estates, Inc., an Oregon
Corporation, ~~an Oregon corporation~~

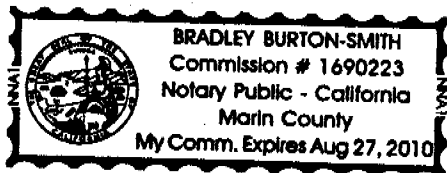
Richard S. Jeweler

By: Richard S. Jeweler,

Vice President

STATE OF California)
)ss.
County of Marin)

This instrument was acknowledged before me on this 29th day of August, 2008
by Richard S. Jeweler as of Pinecrest Estates, Inc., an Oregon Corporation, on behalf of the corporation.
Vice President



Bradley Burton-Smith
Notary Public for Oregon, California

My commission expires: AUG 27, 2010