

A-12211

FORM No. 31-DEED-WARRANTY-Corporation.

25358

VOL. 176 PAGE 7452

KNOW ALL MEN BY THESE PRESENTS, That
PINEY WOODS LAND & DEVELOPMENT COMPANY
a corporation duly organized and existing under the laws of the State of Oregon
in consideration of Three Thousand Five Hundred (\$3,500.00) - - - - - Dollars,
to it paid by RODNEY G. KLEIN and DOROTHY KLEIN, husband and wife, or the
survivor between them,
does hereby grant, bargain, sell and convey to said RODNEY G. KLEIN and DOROTHY KLEIN,
husband and wife,
heirs and assigns forever, the following real property, with the tenements, hereditaments and appur-
tenances thereunto belonging, or in anywise appertaining; and also all its estate, right, title and interest,
at law and equity, therein and thereto, situated in the
County of Klamath, and State of Oregon, bounded and described as follows, to-wit:

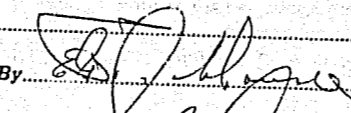
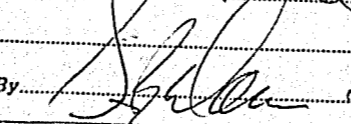
Lot 3, Block 2 of Pine Grove Ponderosa
Subdivision, according to the official
plat thereof on file in Klamath County,
Oregon.

TO HAVE AND TO HOLD the same to the said RODNEY G. KLEIN and DOROTHY
KLEIN, husband and wife
heirs and assigns forever. And the said Grantor
does covenant with the said Grantees
and their legal representatives forever, that it is lawfully
seized in fee simple of the above described and granted premises, and has a valid right to convey same;
that the said real property is free from all encumbrances, see attached.

and that it will, and its successors shall WARRANT AND DEFEND the same to the said grantee,
their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, PINEY WOODS LAND & DEVELOPMENT COMPANY
pursuant to a resolution of its Board of Directors, duly and legally adopted,
has caused these presents to be signed by its President and
Secretary and its corporate seal to be affixed this 8th
day of August, 1968.

Executed in the presence of

By  President
By  Secretary

STATE OF OREGON,

County of Jackson } ss.
 before me appeared Sam B. Davis and E. H. Harkness On this 8th day of August, 1968,
 duly sworn, did say that he, the said E. H. Harkness both to me personally known, who being
 is the President, and he, the said Sam B. Davis
 is the Secretary of PINEY WOODS LAND & DEVELOPMENT COMPANY
 the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corpora-
 tion, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board
 of Directors, and Sam B. Davis and E. H. Harkness
 acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.

Margaret Davis
 Notary Public for Oregon.
 My Commission expires 7-7-68

1. Easement, including the terms and provisions thereof, given by Lloyd J. Goble, Administrator of the Estate of Jackson G. Goble to the Pacific Telephone and Telegraph Company, A California corporation, dated May 12, 1962, recorded August 1, 1962, in Deed Volume 149 Page 64, records of Klamath County, Oregon.

2. Reservations and restrictions contained in the dedication of Pine Grove Ponderosa, as follows: (1) a 25 foot building set-back line along all streets, (2) a 16 foot public utilities easement centered on the back of all lots in Block 2 and 3, and a 16 foot public utilities easement along the back lot line of all lots in Blocks 1, 3, 4 and 6, (3) additional restrictions as provided in any recorded protective covenants, (4) the areas shown on the annexed plat as one-foot street plugs, said areas to be designated as a public road when the County Governing Body deems it necessary.

3. Declaration of Conditions and restrictions of Pine Grove Ponderosa executed by Marvin Hammersley and Eleanor Hammersley, husband and wife, and Lloyd J. Goble and Christine Goble, husband and wife, dated October 17, 1966, recorded December 12, 1966, in Microfilm records as Document No. 10976, Volume 106, Page 12403, records of Klamath County, Oregon, as shown in Exhibit "A" attached.

STATE OF OREGON, } ss.
 County of Klamath

Filed for record at request of

Klamath County Title Company Co.

on this 15th day of August A.D. 1968

at 1:03 o'clock P. and duty

recorded in Vol. M 68 of Deeds

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DOROTHY ROGERS, County Clerk

By [Signature] Deputy

Fee \$3.00

Return
 Klamath County Title Co.
 P.O. Box 151
 Klamath Falls, Ore
 97601