

KNOW ALL MEN BY THESE PRESENTS, That  
 PINEY WOODS LAND & DEVELOPMENT COMPANY, an Oregon Corporation,  
 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 DUANE B. BEADELL and BEVERLY A. BEADELL, husband and wife,  
 as tenants by the entirety,  
 does hereby grant, bargain, sell and convey to said DUANE B. BEADELL and BEVERLY A. BEADELL,  
 husband and wife, as tenants by the entirety, their  
 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 1, Block 4, 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 DUANE B. BEADELL and BEVERLY  
 A. BEADELL, husband and wife, as tenants by the entirety, their  
 heirs and assigns forever. And the said PINEY WOODS LAND & DEVELOPMENT COMPANY,  
 an Oregon Corporation, 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, an  
 Oregon Corporation, 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 12th  
 day of January, 1970.

Executed in the presence of

PINEY WOODS LAND AND DEVELOPMENT  
 COMPANY, an Oregon Corporation.  
 By *[Signature]* President

By *[Signature]* Secretary

FEB 25 1 36 PM 1970



STATE OF OREGON,

County of Jackson } ss. On this 12th day of January, 1970,  
 before me appeared E. G. TISCHHAUSER and  
SAM B. DAVIS both to me personally known, who being  
 duly sworn, did say that he, the said E. G. TISCHHAUSER  
 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 E. G. TISCHHAUSER and SAM B. DAVIS  
 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 9-7-72

Corporation  
**WARRANTY DEED**  
 (FORM No. 31)

TO

STATE OF OREGON,

County of

I certify that the within instru-  
 ment was received for record on the  
       day of        at        o'clock        M.,  
 and recorded in book        Record of Deeds  
 on page        of said County.

Witness my hand and seal of  
 County affixed.

County Clerk—Recorder.

By

Deputy.

STEVEN-HES LAW PUB. CO., PORTLAND

*Dr. Diane B. Beades*  
*1522 Constance Way*  
*San Jose, Calif. 95129*



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SUBJECT TO:

1. Easement, including the terms and provisions thereof, given by Lloyd J. Goble, Administrator, to the Pacific Telephone and Telegraph Company, a California corporation, dated May 12, 1942, recorded August 1, 1942, Deed Vol. 149, Page 44, 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 5, 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) we also dedicate, donate, and convey to Klamath County, 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 Elenor Hammersley, husband and wife, and Lloyd G. Goble and Christine Goble, husband and wife, dated October 17, 1966, recorded December 12, 1966, Document No. 10976, Volume M-66, Page 12403, Microfilm Records of Klamath County, Oregon. Notwithstanding the fact that said declaration specifically affects Lot 1, it is the understanding and intent that said declaration shall govern all of the property which is the subject matter of this transaction.

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:

Duane B. Beadell  
on this 25th day of February A.D., 1970  
at 1:06 o'clock P.M. and duly  
recorded in Vol. M-70 of Deeds  
Page 1514

WM. D. MILNE, County Clerk

By *Charles K. Hartman* Deputy.  
Fee \$4.50

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