

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, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DUANE B. BEADELL and BEVERLY A. BEADELL, husband and wife, as tenants by the entirety,

hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

Lot 2, 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 unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth on the attached schedule A.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 18th day of January, 1971

(SEAL)

PINEY WOODS LAND & DEVELOPMENT COMPANY

By [Signature] President

By _____ Secretary

STATE OF OREGON, County of Jackson) ss: January 18, 1971

Personally appeared E. G. Tischhauser and SAM B. DAVIS

who, being duly sworn, each for himself and not one for the other, did say that the former is the

president and that the latter is the secretary of PINEY WOODS LAND & DEVELOPMENT COMPANY, a corporation, and that the

seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Margaret Davis

Notary Public for Oregon

My commission expires: 9-7-72

(OFFICIAL SEAL)

NOTE: The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO

Mr. & Mrs. Duane D. Beadell
1522 Constance Way
San Jose, Calif. 95129

No.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN CCUN. TIES WHERE USED.)

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the day of _____ 19 _____

at _____ o'clock _____ M., and recorded in book _____ on page _____

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By _____ Deputy

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 Volume 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 on-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:

..... Davis, Ainsworth & Pinnock
on this 20th day of January A.D., 1971.
at 10:16 o'clock A.M. and duly
recorded in Vol. M71 of Deeds
Page 485

WM. D. MILNE, County Clerk

By *Cynthia R. P. [Signature]* Deputy.
Fee \$3.00

Warranty Deed
Schedule A

Robt. J. [Signature]
LAW OFFICES OF
DAVIS, AINSWORTH & PINNOCK
PROFESSIONAL ARTS BUILDING
450 SISKIYOU BOULEVARD
ASHLAND, OREGON 97520

Beginning at the
6, Township 29 So.
boundary line of
North 65 feet along
way 97 to the true
thence North 100 feet
boundary of relocat
Easterly boundary of
of beginning;

together with the building
by Lessor, as described in
and Facilities Lease; and t
veyed to Jack Duckworth
1967 by

FORM No. 58

No. 7
1967
K
certain
and Pa

THIS

JACK DUCKWORTH
COMPANY OF

WHEREAS,

Station Site a

of lease thereo

1956, in Volume

and as modified

Lease dated March

Index No. 6013, Of

modified by Modific

dated June 12, 1967

6160, Official Recor

real property situate

as follows: