

APR 23 10 01 AM 1971

50914 WARRANTY DEED

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MARGARET BEM, a single woman, hereinafter called Grantor, conveys to PINEY WOODS LAND & DEVELOPMENT COMPANY, an Oregon Corporation, all that real property situated in Klamath County, State of Oregon, described as:

The southerly 440 feet of Lot 1, Block 1, Pine Grove Ponderosa Subdivision, EXCEPTING THEREFROM the northerly 220 feet thereof, according to the Official Plat thereof now of record on file in the records of Klamath County, Oregon,

and covenants that Grantor is the owner of the above described property free of all encumbrances, except as follows:

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, in Volume 149, Page 44, Deed Records of Klamath County, Oregon.

2. Reservations and Restrictions contained in the Dedication of Pine Grove Ponderosa.

3. Reservations and restrictions contained within the Declaration of Conditions and Restrictions of Pine Grove Ponderosa, dated October 17, 1966, recorded December 12, 1966, as Document No. 10976, in Volume M-66, Page 12403, within the records of Klamath County, Oregon. Notwithstanding the fact that this instant parcel of real property was specifically excluded from such Declaration of Conditions and Restrictions, this shall constitute a covenant running with the land and shall be a binding condition and restriction hereafter,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Three Thousand Five Hundred Dollars (\$3,500.00).

DATED this 22nd day of April, 1971.

Margaret Bem

STATE OF OREGON)
County of Jackson) ss.

April 22, 1971.

Personally appeared the above-named MARGARET BEM, a single woman, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Charles J. Amick
Notary Public for Oregon
My Commission Expires: 2/25/75

Warranty Deed -1-

LAW OFFICES OF
DAVIS, AINSWORTH & PINNOCK
PROFESSIONAL ARTS BUILDING
400 E. BIRCHWOOD BOULEVARD
ASHLAND, OREGON 97520

RETURN TO:

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Davis, Ainsworth & Pinnock

this 23rd day of April A.D. 1971 at 10:01 o'clock A.M. and duly recorded in
Vol. 171 of Deeds on Page 3553

Fee \$1.50

WM. D. MILNE, County Clerk
Wm. D. Milne