

54936

Vol. 1171 Page 8085

WARRANTY DEED

Aug 2, 1971 1:20 pm

PINEY WOODS LAND & DEVELOPMENT COMPANY, an Oregon Corporation, hereinafter called grantor, conveys to DOUGLAS E. MILLER and BARBARA J. MILLER, husband and wife, as tenants by the entirety, all that real property situated in Klamath County, State of Oregon described as:

Lot 7, Block 2, Pine Grove Ponderosa Subdivision according to the Official Plat thereof, on file in Klamath County, Oregon,

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

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals and conduits, if any there may be.
2. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
3. Reservations and restrictions contained in the dedication of Pine Grove Ponderosa, as follows: "(1) a 25 foot building setback line along all streets. (2) A 16 foot public utilities easement centered on the back of all lots in Blocks 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 covenant. (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.
4. Declaration of Conditions and Restrictions of Pine Grove Ponderosa executed by Marvin Hammersley and Elenor Hammersley, husband and wife, and Lloyd J. 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.

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 1st day of June, 1971

PINEY WOODS LAND & DEVELOPMENT COMPANY

32
By [Signature]

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Page 1

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