

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 LOU D. COCHRAN and MARGARET K. COCHRAN, husband and wife,

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: A portion of Lot 6, Block 7, First Addition to Pine Grove Ponderosa, according to the official plat thereof on file in Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the said Lot 6, thence North along the West boundary of said Lot 6, 100 feet, thence East 25 feet, thence South 100 feet to the South boundary of said Lot 6, thence West along the South boundary of said Lot 6, 25 feet to the point of beginning.

SUBJECT TO: Easement, including the terms and provisions thereof, to the Pacific Telephone and Telegraph Company recorded August 1, 1942, Deed Volume 149, page 144, Records of Klamath County, Oregon; 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; Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Reservations and restrictions contained in the dedication of First Addition to Pine Grove Ponderosa; Declaration of Conditions and Restrictions of First Addition to Pine Grove Ponderosa, recorded December 22, 1969, Document No. 37518, Volume M-69, page 10609, Microfilm Records of 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 those above set forth,

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 \$ 5.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>①</sup>

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 20th day of September, 1971

(SEAL)

Piney Woods Land & Development Company

By \_\_\_\_\_ President

By \_\_\_\_\_ Secretary

STATE OF OREGON, County of Jackson ) ss: September 20, 1971  
Personally appeared E. G. Tischhauser and:

who, being duly sworn, ~~said for himself and not on behalf of the latter~~ did say that ~~the foregoing is the~~ he is the ~~secretary of~~ 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.

(OFFICIAL SEAL)

Before me:

Margaret Davis  
Notary Public for Oregon

My commission expires: 9-7-72

NOTE—The sentence between the symbols ①, 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

SHASTA PLAZA BRANCH  
First Federal Savings & Loan Association  
OF KLAMATH FALLS, OREGON

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

FEE \$2.00

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 27th day of APRIL, 19 72, at 10:47 o'clock A.M., and recorded in book M 72 on page 4475 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By Elizabeth Drayton Deputy

APR 21 10 47 AM 1972