

77688

WARRANTY DEED

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7428

28-4417

PINEY WOODS LAND & DEVELOPMENT COMPANY, an Oregon Corporation, hereinafter called Grantor, conveys to HENRY M. WILSON and SHIRLEY J. WILSON, husband and wife, as tenants by the entirety, 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,

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 set-back line along all street. (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 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

Warranty Deed -1-

return to:  
Shasta Real Estate  
2609 Parkling Way  
CA

LAW OFFICES OF  
DAVIS, AINSWORTH & PINNOCK  
PROFESSIONAL ARTS BUILDING  
480 SISKIYOU BOULEVARD  
ASHLAND, OREGON 97520



7428

Two Thousand, Eight Hundred Thirteen and 36/100ths Dollars  
(\$2,813.36). (\$1,686.64 additional paid another party for latter's  
Equity Interest).  
DATED this 1st day of April, 1971.

By E. G. Tischhauser  
President  
PINEY WOODS LAND & DEVELOPMENT COMPANY

STATE OF OREGON )  
County of Jackson ) ss.

On this 1st day of April, 1971, personally appeared E. G. TISCHHAUSER, who, being sworn, stated that he is the President of Grantor Corporation and that the seal affixed hereto is its seal and that this Deed was voluntarily signed and sealed in behalf of the Corporation by authority of its Board of Directors.  
Before me:

Margaret Davis  
Notary Public for Oregon  
My Commission Expires: 9-7-72

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
TRANSAMERICA TITLE INS. CO.  
on this 14th day of June A.D. 1973  
at 11:31 o'clock AM., and duly  
recorded in Vol. M 73 of DEEDS  
Page 7422  
Wm D. MILNE, County Clerk  
By Hazel Davis Deputy  
Fee \$ 4.00

Warranty Deed -2-

LAW OFFICES OF  
DAVIS, AINSWORTH & PINNOCK  
PROFESSIONAL ARTS BUILDING  
480 BISKIYOU BOULEVARD  
ASHLAND, OREGON 97520