

84917

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WARRANTY DEED

PINEY WOODS LAND & DEVELOPMENT COMPANY, an Oregon Corporation, hereinafter called Grantor, conveys to WALTER A. RORICK and LIDA L. RORICK, husband and wife, as tenants by the entirety, all that real property situated in Klamath County, State of Oregon, described as:

Lot 4, Block 2, PINE GROVE PONDEROSA SUB-DIVISION, 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. 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 144, 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 Blocks 2 and 5, and a 16 foot public utilities easement along the back lot lines 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 one-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 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).

Warranty Deed -1-

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

JUL 7 10 51 AM 1974

DATED this 4th day of January, 1974.

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PINEY WOODS LAND & DEVELOPMENT
COMPANY

By

[Signature]
President

By

[Signature]
Secretary

STATE OF OREGON)
County of Jackson) ss.

On this 4th day of January, 1974, personally appeared
SAM B. DAVIS and SIDNEY E. AINSWORTH, who, being sworn, stated
that they are the President and Secretary 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:

[Signature]
Notary Public for Oregon
My Commission Expires: 9/10/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Davis, Ainsworth & Pinnock, Attorneys
this 7th day of January A. D., 19 74 at 10:01 o'clock A. M., and duly recorded in
Vol. M 74, of Deeds on Page 132

WM. D. MILNE, County Clerk

By

[Signature] Deputy

Ref: Walter H. Rosick
2852 Sunset Dr
Vista Calif 92083

Warranty Deed -2-

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