

84349

WARRANTY DEED

14079

28-7979

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

Lot 10, 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. 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 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.

Warranty Deed -1-

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

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

DATED this 6th day of March, 1970.

PINEY WOODS LAND & DEVELOPMENT COMPANY

By

President

STATE OF OREGON)
County of Jackson) ss.

On this 6th day of March, 1970, 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

Return to: Wm & Mrs Harold L. Jensen
5200 Sturdivant
Klamath Falls, Oregon 97601

TXS- Wm & Mrs Jay L. Silva
1915 Carlsson Drive
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath
Filed for record at request of

TRANSAMERICA TITLE INS. CO

on this 30th day of OCTOBER A.D. 1974
at 10:55 o'clock A.M. and du.
recorded in Vol. M 74 of DEEDS
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Wm. D. MILNE, County Clerk

By *[Signature]* Deputy

Fee \$ 4.00

Warranty Deed -2-

LAW OFFICES OF
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480 SISKIYOU BOULEVARD
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