

96261

WARRANTY DEED

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28-8252

PINEY WOODS LAND & DEVELOPMENT COMPANY, an Oregon Corporation, hereinafter called Grantor, conveys to JAMES J. O'BRIEN and VIRGINIA O'BRIEN, husband and wife, as tenants by the entirety, all that real property situated in Klamath County, State of Oregon described as:

Lots 1 and 2, 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. 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 Vol. 149, Page 44, 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 easment along the back lot line 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 G. Goble and Christine Goble, husband and wife, dated October 17, 1966, recorded December 12, 1966, Document No. 10976, Vol. M066, Page 12403, Microfilm Records of Klamath County, Oregon. Attached is copy of said Declaration, which by reference is incorporated herein.

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 Six Thousand Seven Hundred and Fifty Dollars (\$6,750.00).

DATED this 10 day of June, 1969.

PINEY WOODS LAND & DEVELOPMENT COMPANY

By [Signature]

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

RECEIVED JAN 3 1976
4:00 pm

STATE OF OREGON)
County of Jackson) ss.

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June 10, 1969.

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 7-7-72

*Return to
Transamerica
Attn: Judy*

Until a change is requested, all tax statements
shall be sent to the following address:

*John E. Gladland
811 Pine Grove Rd
City*

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
TRANSAMERICA TITLE INS. CO

on this 3rd day of JANUARY A. D., 19 75
at 4:00 o'clock P. M. and duly
recorded in Vol. 1175 of DEEDS
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WM. D. MILNE, County Clerk

Fee \$ 4.00 By Hazel Drake Deputy.

Warranty Deed
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