

15573

MTC 1496

WARRANTY DEED

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9700

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

Lot 3, Block 3, 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 18 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 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, 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 SISKIYOU BOULEVARD
ASHLAND, OREGON 97520

DATED this 6th day of February, 1971.

PINEY WOODS LAND & DEVELOPMENT COMPANY

By

E. G. Tischhauser

President

STATE OF OREGON)
) ss.
County of Jackson)

On this 6th day of February, 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

Return to: Leonard Luiz
Rt 1 Box 451
Weed, Ca. 96094

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~abstract~~ abstract
this 28th day of June A. D. 1976 at 10:55 o'clock A. M., and
duly recorded in Vol. M 76, of DEEDS on Page 9700

FEE \$ 6.00

W. D. MILNE, County Clerk

By *Hazel Duane*

Warranty Deed -2-

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