

MTC 2011

Vol. 76 Page 12319

17452

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PINEY WOODS LAND AND DEVELOPMENT COMPANY, an Oregon corporation, hereinafter called grantor for the consideration hereinafter stated, to grantor paid by DANIEL J. DUFF and DORIS V. DUFF, husband and wife, hereinafter called grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in Klamath County, Oregon, described as follows, to-wit:

Lot 6, Block 1, KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and To Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except the following:

1. A 25 foot building setback from all street sides.
2. An 8 foot utility easement along rear of lot.
3. Subject to covenants, conditions and restrictions as shown on dedicated plat.
4. Conditions as contained in deed recorded June 21,

Warranty Deed  
Page -1-

LAW OFFICES OF  
DAVIS, AINSWORTH & PINNOCK  
515 EAST MAIN STREET  
P. O. BOX 600  
ASHLAND, OREGON 97520

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1973 in Volume M73, page 7803, Microfilm Records of Klamath County, Oregon, from Piney Woods Land and Development Company, an Oregon corporation, to Sam B. Davis, to-wit:

"Covenant running with the land in recognition of the fact that certain of the surrounding property adjacent to these parcels of property which are the subject matter hereof, are generally used for agricultural purposes. Grantee, his heirs, successors and assigns shall not interfere with the reasonable use of said surrounding property for agricultural purposes."

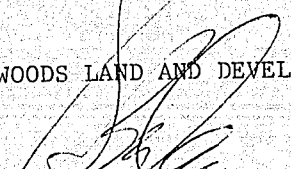
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: July 30, 1974  
Recorded: July 30, 1974 in Volume M74, Page 9304,  
Microfilm Records of Klamath County, Oregon  
Amount: \$35,000.00  
Mortgagor: Piney Woods Land and Development Company,  
an Oregon corporation  
Mortgagee: First Service Corporation of Southern  
Oregon, an Oregon corporation (Includes  
other property)

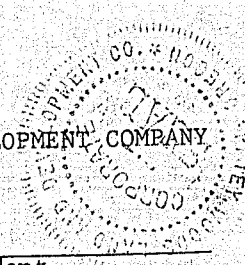
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claimed under the above described encumbrances.

The true and actual consideration for this transfer is Seven Thousand, Four Hundred Dollars (\$7,400.00)

DATED this 28 day of July, 1976.

PINEY WOODS LAND AND DEVELOPMENT COMPANY

By:   
Sam B. Davis, President



Warranty Deed  
Page -2-

LAW OFFICES OF  
DAVIS, AINSWORTH & PINNOCK  
515 EAST MAIN STREET  
P. O. BOX 509  
ASHLAND, OREGON 97520



12321

*Sidney E. Ainsworth*  
 Sidney E. Ainsworth, Secretary

STATE OF OREGON )  
 ) ss.  
 County of Jackson )

On this 28 day of July, 1976, personally appeared the above named Sam B. Davis and Sidney E. Ainsworth, who, being first duly sworn upon oath did state that he, Sam B. Davis, is President of said corporation, and he, Sidney E. Ainsworth, is Secretary of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and they acknowledged the foregoing instrument to be their voluntary act on behalf of said corporation.

Before me:

*Margaret Davis*  
 Notary Public for Oregon  
 My Commission Expires: 7-10-76

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

Mr. and Mrs. Daniel J. Duff  
 P.O. Box 1593  
 Klamath Falls, Oregon 97601

STATE OF OREGON, {  
 County of Klamath }

Filed for record at request of

Mountain Title Company

on this 10th day of August A.D. 1976

at 12:23 o'clock P. M. and duly

recorded in Vol. M 76 of Deeds

page 12319

Wm D. MILNE, County Clerk.

By *Harold D. Duff* Deputy

Fee \$9.00

Warranty Deed  
 Page -3-

*Return*  
 LAW OFFICES OF  
 DAVIS, AINSWORTH & PINNOCK  
 515 EAST MAIN STREET  
 P. O. BOX 608  
 ASHLAND, OREGON 97520