

MTC 875-2652

Vol. 76 Page 20216

23073

WARRANTY DEED

ROBERT F. PRATT and AASHILD PRATT, husband and wife, hereinafter called Grantors, convey to KENNETH D. STANTON, JR., and DIXIE LEE STANTON, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 6, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the Official Plat thereof, on file in Klamath County, Oregon.

and covenant that grantors are the owners 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 contract, water rights, proceedings, taxes and assessments relation 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. 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.
4. Reservations and restrictions contained in the dedication of First Addition to 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 Block 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 covenants. (4) we also dedicate, donate and convey to Klamath County, the areas shown on the plat as one-foot street plugs, said areas to be designated as a public road when the County Governing body deems it necessary."
5. Declaration of Conditions and Restrictions of First Addition to Pine Grove Ponderosa executed by Piney Woods Land & Development Company, an Oregon Corporation, dated December 19, 1969, recorded December 22, 1969, Document No. 37518, Volume M-69 Page 10609, Microfilm Records of Klamath County, Oregon.

WARRANTY DEED

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6. Utility easements as delineated on the recorded plat along the rear lot lines of all lots and the West and East lot lines of Lot 1 Blk 7; The West lot line of Lot 2 Blk 7, and the East lot line of Lot 6 Blk 7.

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 Four Thousand Four Hundred Seventy-six Dollars and Seventy Cents (\$4,476.70).

DATED this 2 day of July, 1974.

Robert F. Pratt
Robert F. Pratt

Aashild Pratt
Aashild Pratt

STATE OF WASHINGTON

County of King

ss.

Seattle 2 July, 1974.

Personally appeared the above named ROBERT F. PRATT and AASHILD PRATT and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Paul R. Smith
Notary Public for Washington
My Commission Expires: Jan 18, 1975

Return to:
MTC
Attn: Marlene

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO
this 17 day of DECEMBER, A.D. 1976 at 4:11 o'clock P.M., and
duly recorded in Vol. M 76, of DEEDS on Page 20246
FEE \$ 6.00

Wm D. Milne
Wm D. MILNE, County Clerk

Warranty Deed

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