

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 JANE DURBIN PINELLI, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

A parcel of land situated in the SE $\frac{1}{4}$ of Section 31, T39S, R8E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the northeasterly right-of-way line of Oregon Highway No. 66 from which the most westerly corner of Lot 1, Block 1 of Keno Hillside Acres, a duly platted and recorded subdivision in Klamath County, Oregon bears S38°20'45"E along said right-of-way line, 361.03 feet; thence N38°20'45"W along said right-of-way line, 183.23 feet; thence leaving said right-of-way line N52°32'30"E, 259.64 feet; thence S24°52'00"E, 187.73 feet; thence S52°32'30"W, 215.88 feet to the point of beginning containing 1.00 acres more or less.

SUBJECT TO:

The stipulation that vehicular access to State Highway No. 66 shall be restricted to a strip of highway frontage being the most southeasterly 10.00 feet of that portion of the above described property described as abutting said Highway No. 66 right-of-way.

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515 EAST MAIN STREET
P. O. BOX 609
ASHLAND, OREGON 97520

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

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

1. A 25 foot building setback from all street sides.
2. Subject to covenants, conditions and restrictions as shown on dedicated plat of Keno Hillside Acres.
3. Conditions as contained in deed recorded June 21, 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."

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 Five Thousand, Five Hundred Dollars (\$5,500.00).

DATED this 24 day of November, 1976.

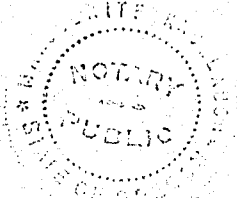
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PINEY WOODS LAND AND DEVELOPMENT COMPANY

By: Sam B. Davis, PresidentBy: Sidney E. Ainsworth, SecretarySTATE OF OREGON)
County of Jackson) ss.

On this 24 day of November, 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 K. Krolland
Notary Public for Oregon
My Commission Expires: 7-10-78

Until a change is requested,
mail all tax statements to
the following address:

Also
return
to

Jane Durbin Pinelli
2039 Worden Street
Klamath Falls, Oregon

STATE OF OREGON,
County of Klamath

Filed for record at request of

MOUNTAIN TITLE CO

this 17th day of Jan A.D. 19 77

at 10:26 of Book A 12, and day

recorded in Vol. M 77 of DEEDS

page 800

W.D. MILNE, County Clerk

By Harold Drayton Deputy

fee \$ 9.00

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