

## WARRANTY DEED

77 JUN 17 AM 26

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 the most northerly corner of Lot 1, Block 1 of Keno Hillside Acres, a duly platted and recorded subdivision in said Klamath County, said point of beginning being a point on curve of a 250.00 feet radius curve, the radius point of which bears N44°04'45"E, 250.00 feet; thence along the arc of a 250.00 feet radius curve to the right (delta = 43°55'05"; long chord = N23°57'42"W, 186.97 feet) 191.62 feet to the end of curve; thence N02°00'10"W 74.82 feet; thence S85°58'50"W, 204.95 feet; thence S52°32'30"W, 210 feet more or less to the easterly right-of-way line of Oregon Highway No. 66; thence southeasterly along said highway right-of-way line; 361 feet more or less to the most westerly corner of said Lot 1, Block 1; thence N51°30'40"E along the northwest line of said Lot 1, 294.32 feet to the point of beginning containing approximately 2.5 acres.

## SUBJECT TO:

The stipulation that vehicular access to State

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515 EAST MAIN STREET  
P. O. BOX 509  
ASHLAND, OREGON 97520

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

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 Seven Thousand, Four Hundred Dollars (\$7,400.00).

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LAW OFFICES OF  
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DATED this 24 day of November, 1976.

PINEY WOODS LAND AND DEVELOPMENT COMPANY

By: Sam B. Davis, President

By: Sidney E. Ainsworth, Secretary

STATE 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:

Marquitta Kalland  
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

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LAW OFFICES OF  
DAVIS, AINSWORTH & PINNOCK  
515 EAST MAIN STREET  
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FEE \$ 9.00

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
MOUNTAIN TITLE CO  
on the 17th day of January A.D. 19 77  
at 10:26 o'clock A M, and did  
record in V.L.M. 77 of DEEDS  
page 803

W.D. MILNE, County Clerk  
By Kay D. Dwyer Deputy