

29691

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 ROLLIN V. TUTER and BERDENE F. TUTER, 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, and more particularly described as follows:

Lot 1, 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:

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

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as shown on dedicated plat.

4. 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 Four Thousand, Two Hundred Fifty Dollars (\$4,250.00).

DATED this 2 day of May 1977.

PINEY WOODS LAND AND DEVELOPMENT COMPANY

By: Sam B. Davis, President

By: Sidney E. Ainsworth, Secretary

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LAW OFFICES OF
DAVIS, AINSWORTH & PINNOCK
515 EAST MAIN STREET
P. O. BOX 809
ASHLAND, OREGON 97520

8569

STATE OF OREGON)
) ss.
 County of Jackson)

On this 17 day of May, 1977, 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: 9-10-80

Return To
 Davis Ainsworth & Pinnock
 515 East Main
 P.O. Box 609
 Ashland OR 97520

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

Rollin V. and Berdene F. Tuter
 505 S. 5th
 Klamath Falls, Oregon 97601

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LAW OFFICES OF
 DAVIS, AINSWORTH & PINNOCK
 515 EAST MAIN STREET
 P. O. BOX 609
 ASHLAND, OREGON 97520

STATE OF OREGON,
 County of Klamath
 Filed for record at request of

MOUNTAIN TITLE CO

on this 17th day of May A.D. 19 77
 at 11:54 A.M. and
 recorded on M77 of DEEDS

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Wm. J. MILNE, County Clerk

By Hazel H. Hager

FEE \$ 9.00