

MHC 4531-B

38885

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21884

WARRANTY DEED

PINEY WOODS LAND & DEVELOPMENT COMPANY, an Oregon Corporation, hereinafter called Grantor, conveys to JAMES E. WAYNOR and RUTH A. WAYNOR, husband and wife, as tenants by the entirety, all that real property situated in Klamath County, State of Oregon, described as:

Lot 1, Block 6, PINE GROVE PONDEROSA SUB-DIVISION, according to the Official Plat thereof, on file in Klamath County, Oregon,

and covenants that Grantor is the owner of the above described property free of all encumbrances, except as follows:

1. 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.

2. Reservations and restrictions contained in the dedication of 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 3, 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 annexed plat as one-foot street plugs, said areas to be designated as a public road when the County Governing body deems it necessary.

3. Declaration of Conditions and Restrictions of Pine Grove Ponderosa, executed by Marvin Hammersley and Elenor Hammersley, husband and wife, and Lloyd G. Goble and Christine Goble, husband and wife, dated October 17, 1966, recorded December 12, 1966, Document No. 10976, Volume M-66, Page 12403, Microfilm Records of Klamath County, Oregon,

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 Three Thousand, Five Hundred Dollars (\$3,500.00).

Warranty Deed -1-

LAW OFFICES OF
DAVIS, AINSWORTH & PINNOCK
PROFESSIONAL ARTS BUILDING
450 SISKIYOU BOULEVARD
ASHLAND, OREGON 97520

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DATED this 3rd day of November, 1969.

PINEY WOODS LAND & DEVELOPMENT COMPANY

By

President

STATE OF OREGON)
County of Jackson) ss.

On this 3rd day of November, 1969, personally appeared E. G. TISCHHAUSER, who, being sworn, stated that he is the President of Grantor Corporation and that the seal affixed thereto is its seal and that this Deed was voluntarily signed and sealed in behalf of the Corporation by authority of its Board of Directors.

Before me:

Margaret Davis

Notary Public for Oregon

My Commission Expires: 2-7-72

AFTER RECORDING RETURN TO:

Mr. and Mrs. James E. Raynor
15 J Tarpon Bay
Myrtle Beach, South Carolina 29577

Tax statements to:

Wayne Hurley Building Company, Inc.
4765 Driftwood
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 14th day of November A. D. 1977 at 8:46'clock A. M., and

duly recorded in Vol. 1877, of Deeds on Page 21884

Wm D. MILNE, County Clerk

By *Bernard A. Getsch*

Fee \$6.00

Warranty Deed -2-

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