

47488

WARRANTY DEED

Vol. <sup>m</sup> 78 Page 8955

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

Lot 9, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, 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. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating 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. 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.
3. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
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 Blocks 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 covenant. (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 the Pine Grove Ponderosa executed by Piney Woods Land & Development Company, an Oregon Corporation, dated December 19,

Warranty Deed -1-

LAW OFFICES OF  
DAVIS, AINSWORTH & PINNOCK  
PROFESSIONAL ARTS BUILDING  
450 SISKIYOU BOULEVARD  
ASHLAND, OREGON 97620

1969, recorded December 22, 1969, Document No.  
37518, Volume M-69, Page 10609, Microfilm  
Records of Klamath County, Oregon,

8896

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  
Two Thousand, Five Hundred Eighty Dollars (\$2,580.00).

DATED this 6th day of May, 1971

PINEY WOODS LAND & DEVELOPMENT COMPANY

By

*[Signature]*

President

STATE OF OREGON )  
County of Jackson ) ss.

On this 6th day of May, 1971, 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 Davies*  
Notary Public for Oregon  
My Commission Expires: 9-7-72

Return to  
Klamath First Federal  
2943 20 6th

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
this 4th day of May A. D. 1978 at 12:48 PM, and  
is recorded in Vol. 1478, of Deeds on Page 8995

W. D. MILNE, County Clerk

Fee \$6.00

Warranty Deed -2-

LAW OFFICES OF  
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