

47484

WARRANTY DEED

Vol. ^M 78 Page 8987

WAYNE A. WILCOX and BETTY M. WILCOX, husband and wife,
hereinafter called Grantors, convey to WESLEY E. SINE and KAY M.
SINE, 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 Grantors are the owners 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-

8998

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

and will warrant and defend the same against all persons who may law-
fully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$3,174.88.

DATED this 13 day of May, 1972.

Wayne A. Wilcox
Betty M. Wilcox

STATE OF OREGON)
County of Jackson) ss.
May 13, 1972.

Personally appeared the above-named WAYNE A. WILCOX and
BETTY M. WILCOX, husband and wife, and acknowledged the foregoing in-
strument to be their voluntary act. Before me:

Margaret Davis
Notary Public for Oregon
My Commission Expires: 2-7-72

*Return
Klamath First Federal
2943 So 6th*

STATE OF OREGON; COUNTY OF KLAMATH; ss.
and for record or request of Mountain Title Co.
this 4th day of May A. D. 19 78 at 12:48 o'clock P. M., and
fully recorded in Vol. 1578, of Deeds on Page 8997

W. D. MILNE, County Clerk
W. D. Milne

Warranty Deed -2-

Fee \$6.00

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