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Vol. <sup>m</sup> 78 Page 9902

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PINEY WOODS LAND AND DEVELOPMENT CO., an Oregon Corporation, hereinafter called Grantor, for the consideration hereinafter stated, to Grantor paid by DANIEL J. DUFF, 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 the County of Klamath and the State of Oregon, described as follows, to-wit:

LOT 12, BLOCK 2, FIRST ADDITION TO KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed June 28, 1977.

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. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Right of way to California Oregon Power Company, recorded June 28, 1925,

Warranty Deed -1-

LAW OFFICES OF  
DAVIS, AINSWORTH & PINNOCK  
515 EAST MAIN STREET  
P. O. BOX 404  
ASHLAND, OREGON 97520

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in Volume 72, Page 48, Deed Records of Klamath County, Oregon (no location given).

3. Right of Way to Pacific Power and Light Company, a Maine Corporation, recorded January 21, 1966, in Volume M66, Page 604, Microfilm Records of Klamath County, Oregon.
4. Reservations, restrictions and easements, contained in the dedication and shown on the plat of Tract No. 1121, First Addition to Keno Hillside Acres filed June 28, 1977, in the office of the County Clerk of Klamath County, Oregon.
5. Declaration of Protective Covenants and Restrictions, dated April 27, 1977, recorded June 15, 1977, in Volume M77, Page 10487, Microfilm records of Klamath County, Oregon,

and that Grantors 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 FIVE HUNDRED DOLLARS (\$7,500.00).

DATED this 3rd day of May, 1977.

PINEY WOODS LAND & DEVELOPMENT  
COMPANY, an Oregon Corporation.

By:

President

By:

Secretary

Warranty Deed -2-

LAW OFFICES OF  
DAVIS, AINSWORTH & PINNOCK  
515 EAST MAIN STREET  
P. O. BOX 600  
ASHLAND, OREGON 97520

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STATE OF OREGON     )  
                          ) ss.  
County of Jackson )

On this 3rd day of May, 1977, before me appeared SAM B. DAVIS and SIDNEY E. AINSWORTH, both to me personally known, who being duly sworn, did say that he, the said SAM B. DAVIS is the President, and he, the said SIDNEY E. AINSWORTH is the Secretary of PINEY WOODS LAND AND DEVELOPMENT COMPANY, the within named Corporation, and that the seal affixed to said instrument is the Corporate Seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said SAM B. DAVIS and SIDNEY E. AINSWORTH acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this, the day and year first in this, my certificate, written.

*Margaret Davis*  
Notary Public for Oregon

My Commission Expires: 9/10/80

MAIL TAX STATEMENT TO:

Daniel J. Duff  
P.O. Box 1593  
Klamath Falls, OR 97501

Warranty Deed -3-

*Ret: to First Fed  
Mort BR.*

LAW OFFICES OF  
DAVIS, AINSWORTH & PINNOCK  
919 EAST MAIN STREET

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of May A.D., 19 78 at 3:22 o'clock P M., and duly recorded in Vol M78 of Deeds on Page 9906.

FEE \$9.00

WM. D. MILNE, County Clerk

By *Bernetha D. Ditch* Deputy