

TA-38-15739

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52410

WARRANTY DEED

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

LOT 11, 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.

DO HAVE AND DO 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 do lawfully deliver in fee simple of the above granted premises, free from all encumbrances except:

1. claims of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Warranty Deed -1-

2. Right of way to California Oregon Power Company, recorded June 28, 1926, 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, 1961, 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 10467, 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 Six Thousand, Five Hundred Dollars (\$6,500.00).

DATED this 24th day of July, 1978.

PINEY WOODS LAND & DEVELOPMENT CO.,
an Oregon Corporation.

President

Secretary

LAW OFFICE OF
DAVIS, AINSWORTH & PINNOCK
315 EAST MAIN STREET
ASHLAND, OREGON 97520

State of Oregon)
) ss.
 County of Jackson)

On this 24th day of July, 1978, before me appeared SAM E. DAVIS and SIDNEY E. AINSWORTH, both to me personally known, and being duly sworn, did say that he, the said SAM E. DAVIS, is the President, and he, the said SIDNEY E. AINSWORTH, is the Secretary of PINEY WOODS LAND AND DEVELOPMENT CO., 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 E. 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

FILE THE STATEMENT TO:

LEONARD G. GIFF
 P.O. Box 1593
 Medford, Oregon 97501

State of Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of July A.D., 19 78 at 10:47 o'clock A. M., and duly recorded in Vol. M78 of Deeds on Page 16352.

FEE \$9.00

WM. D. MILNE, County Clerk

By *Bernard Schitsch* Deputy