

KNOW ALL MEN BY THESE PRESENTS, That **PINEY WOODS LAND & DEVELOPMENT COMPANY,** a corporation duly organized and existing under the laws of the State of **Oregon**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DUANE B. BEADELL and BEVERLY A. BEADELL, husband and wife,** as tenants by the entirety, hereinafter called 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 State of **Oregon**, described as follows, to-wit:

**FIRST ADDITION TO Lot 2, Block 4, Pine Grove Ponderosa Subdivision, according to the Official Plat thereof, on file in Klamath County, Oregon.**

**THIS DEED IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION.**

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 as set forth on the attached schedule A.

and that grantor 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 claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$ 3,500.00**. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. Done by order of the grantor's board of directors, with its corporate seal affixed, this **18th** day of **January**, 19 **71**.

(SEAL)

**PINEY WOODS LAND & DEVELOPMENT COMPANY**  
By *[Signature]* President  
By *[Signature]* Secretary

**STATE OF OREGON, County of Jackson** ) ss: **January 18, 1971**  
Personally appeared **E. G. Tischhauser** and **SAM B. DAVIS**,  
who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of **PINEY WOODS LAND & DEVELOPMENT COMPANY**, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed, in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Margaret Davis*  
Notary Public for Oregon  
My commission expires: **9-7-72**

NOTE-The sentence between the symbols Ⓞ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

**WARRANTY DEED CORPORATION**

TO  
AFTER RECORDING RETURN TO  
**Mr. & Mrs. Duane D. Beadell**  
**1522 Constanza Way**  
**San Jose, Calif. 95129**

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

**STATE OF OREGON,** ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_.  
Record of Deeds of said County.  
Witness my hand and seal of \_\_\_\_\_ County affixed.  
Title.  
By \_\_\_\_\_ Deputy

488

964

18682

## SUBJECT TO:

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 44, 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 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 covenants. (4) we also dedicate, donate, and convey to Klamath County, the areas shown on the annexed plat as on-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. Notwithstanding the fact that said declaration specifically affects Lot 1, it is the understanding and intent that said declaration shall govern all of the property which is the subject matter of this transaction.

STATE OF OREGON, }  
County of Klamath } ss.

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Filed for record at request of:

Davis, Ainsworth & Pinnock  
on this 20th day of January A. D., 19 71  
at 10:16 o'clock AM. and duly  
recorded in Vol. M71 of Deeds  
Page 485

WM. D. MILNE, County Clerk

By

Fee \$3.00

Deputy

STATE OF OREGON; COUNTY OF KLAMATH; ss. Rerecorded-signature of Secretary omitted on original recording.

Filed for record at request of Davis, Ainsworth & Pinnock  
this 3rd day of February A. D., 19 71 at 11:10 o'clock A. M., and duly recorded in  
Vol. M71 of Deeds on Page 963

INDEXED

D 11

Fee \$3.00

WM. D. MILNE, County Clerk

By

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 29th day of  
September A. D., 19 80 at 3:49 o'clock P. M., and duly recorded in Vol. M80  
of Deeds on Page 8631

FEE \$7.00

WM. D. MILNE, County Clerk

By

Deputy