

K-37067

Vol. 184 Page 12267WARRANTY DEED

PINEY WOODS LAND AND DEVELOPMENT COMPANY, an Oregon corporation, hereinafter referred to as "Grantor", conveys and warrants unto CBA CONSTRUCTION CO., an Oregon corporation, all that real property situated in Klamath County, State of Oregon and described as:

Lot 5, Block 2, Tract 1121, First Addition to Keno Hillside Acres Subdivision situated within Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

Grantor covenants that it is the owner of the above-described property free of all encumbrances, except for the following:

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, 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, 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.
6. Reservations in Deed dated January 31, 1973, recorded June 21, 1973, in Volume M73, Page 7803, Microfilm records of Klamath County, Oregon, as follows: "The grant herein made is for the purpose of creating a covenant running with the land in recognition of the fact that certain of the surrounding property adjacent to these parcels of property which are the subject matter hereof, are generally used for agricultural purposes. Grantee, his heirs, successors and assigns shall not interfere

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with the reasonable use of said surrounding property for agricultural purposes."

The true and actual consideration for this transfer is \$6,833.33.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

This Deed is signed by authority of the Board of Directors of Grantor this 18 day of July, 1984.

PINEY WOODS LAND AND DEVELOPMENT CO.

By SAM B. DAVIS, President

By SIDNEY E. AINSWORTH, Secretary

STATE OF OREGON)
) §
COUNTY OF JACKSON)

On the 18 day of July, 1984, personally appeared SAM B. DAVIS, the President of Grantor corporation, who, first being sworn, stated that this Deed was voluntarily signed and sealed on behalf of said corporation by authority of its Board of Directors. Before me:

Mary J. Barker
Notary Public for Oregon
My Commission Expires: 7/27/86

STATE OF OREGON)
) §
COUNTY OF JACKSON)

On the 18 day of July, 1984, personally appeared SIDNEY E. AINSWORTH, the Secretary of Grantor corporation, who, first being sworn, stated that this Deed was voluntarily signed and sealed on behalf of said corporation by authority of its Board of Directors. Before me:

Mary J. Barker
Notary Public for Oregon
My Commission Expires: 7/27/86

Return to:
Mail Tax Statements to:
CBA Construction Co.
P.O. Box 248
Bonanza, OR 97623

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LAW OFFICES OF
DAVIS, AINSWORTH, PINNOCK, DAVIS & GILSTRAP, P.C.
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(503) 482-3111

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 19th day of July A.D., 19 84 at 3:34 o'clock P M, and duly recorded in Vol M84, of Deeds on page 12267.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 8.00