

39015

Vol. 184, page 12274

K-37068
WARRANTY DEED

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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 3, 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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Page 1

LAW OFFICES OF
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515 EAST MAIN STREET
ASHLAND, OREGON 97520
(803) 482-3111

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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 30th day of May, 1984.

PINEY WOODS LAND AND DEVELOPMENT CO.

By [Signature]
SAM B. DAVIS

STATE OF OREGON)

COUNTY OF JACKSON) S

On the 30 day of May, 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:

[Signature]
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

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 19 day of July A.D. 19 84
at 3:34 o'clock P M, and duly
recorded in Vol. M84 of Deeds
age 12274

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fees 8.00

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Page 2

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