

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LOYAL H. LOVENESS, VINTON H. LOVENESS and RONALD E. LOVENESS, doing business as LOVENESS COMPANY, as tenants in partnership, Grantors;

in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration to them paid by BETTY BENNETT, a single woman, do hereby grant, bargain, sell and convey unto said BETTY BENNETT, a single woman, her heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

PARCEL NO. 1:

S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 35, Township 38 South, Range 13 East of the Willamette Meridian; EXCEPTING THEREFROM a strip of ground containing 1.6 acres, more or less, conveyed to the United States of America in an instrument dated October 18, 1924, and recorded November 1, 1924, in Deed Volume 64 at page 654, Records of Klamath County, Oregon.

PARCEL NO. 2:

Government Lots 1 and 2, Section 2, Township 39 South, Range 13 East of the Willamette Meridian.

SUBJECT TO (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder, and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; (2) Right-of-way, including the terms and provisions thereof, executed by William J. DeVaul, et ux, to the U.S.A., dated March 14, 1924, recorded March 22, 1924, in Volume 63 at page 556, Deed Records of Klamath County, Oregon, as follows: "A perpetual right of way and easement to flow all that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 35, Township 38 South, Range 13 E.W.M. and Lots 1 and 2 of Section 2, Township 39 South, Range 13 E.W.M. which may hereafter be flooded by the backwater from the Gerber Dam of the Klamath Project, and hereby releases the grantee or its assigns from any and all damages or claims of every description, or kind whatsoever that have accrued, or may hereafter accrue, to the said grantor by reason of the construction, operation or maintenance of said dam or its appurtenances by the United States;" and (3) Rights of the public in and to any portion of the herein described property lying within the limits of any road or highway.

TO HAVE AND TO HOLD, the above described and granted premises unto the said BETTY BENNETT, a single woman, her heirs and assigns forever.

And LOYAL H. LOVENESS, VINTON H. LOVENESS and RONALD E. LOVENESS, doing business as LOVENESS COMPANY, as tenants in partnership, the Grantors above named do covenant to and with the above named grantee, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as above stated, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and

parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS their hands and seals this 14th day of May, 1964.

Loyal H. Loveness
Loyal H. Loveness

Vinton H. Loveness
Vinton H. Loveness

Ronald E. Loveness
Ronald E. Loveness

STATE OF OREGON,)
County of Klamath) ss.

BE IT REMEMBERED, That on this 14 day of May, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared and within named Loyal H. Loveness, Vinton H. Loveness and Ronald E. Loveness, doing business as LOVENESS COMPANY, as tenants in partnership, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon
My Commission expires 1966

STATE OF OREGON, COUNTY OF KLAMATH

This instrument was recorded

this 24th day of May, 1964, at 10:30 A.M. and

is recorded in Volume 187 of Deed Records of Klamath County, Oregon.

CHAS. F. LAMAR, COUNTY CLERK

By L. C. Hill Deputy