

64483

MT 7486-L
 STATUTORY WARRANTY DEED

Vol. 79 Page 6573

AMELIA BARNEY and DARYL D. BISHOP, Grantors, convey and warrant to R. H. & L. LOVENESS LUMBER CO., an Oregon corporation, Grantee, the following described real property free of all encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED

This deed is executed for the purpose of releasing the above described real property from the contract between Grantors and Grantee, dated May 31, 1978, recorded June 6, 1978, in volume M78 at page 12023.

The true and actual consideration for this conveyance is \$15,000.

Until a change is requested, all tax statements are to be sent to the following address:

R. H. & L. Loveness Co.
 Star Route, Box 14
 Malin, Oregon 97632

Dated this 14 day of February, 1979.

Amelia Barney
Daryl D. Bishop

STATE OF OREGON)

: ss.

County of Klamath)

On this 14th day of February, 1979, personally appeared the above named AMELIA BARNEY and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
 My Commission Expires: 4-11-81

STATE OF)

: ss.

County of)

On this 3rd day of March, 1979, personally appeared the above named DARYL D. BISHOP and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

NOTARY PUBLIC FOR
 My Commission Expires: 5-15-81

After Recording please
 return to:
 McCOBB & ORCUTT
 1763 Washburn Way
 Klamath Falls, Oregon

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EXHIBIT "A"

W1/2 of the SW1/4 of the NE1/4 of Section 12,
Township 41 South, Range 12 East of the Willamette
Meridian, Klamath County, Oregon;
Together with all water rights appurtenant to said real
property.

Subject to and excepting:

1. Statutory powers, including the power of assessment
of Malin Irrigation District;
2. Statutory powers, including the power of assessment
of Shasta View Irrigation District;
3. Right of Way easement, including the terms and pro-
visions thereof, dated April 6, 1973, and recorded April 6, 1973,
in Volume M73, page 4056, Microfilm Records of Klamath County,
Oregon, to Pacific Power & Light Company, a corporation, for right
of way for electric transmission and distribution line; and
4. Rights of the public in and to any portion of the
herein described premises lying within the limits of streets,
roads or highways.

RESERVING UNTO the grantor an easement being described as an easement
for purposes of ingress and egress and public utility purposes situated
in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 41 South, Range 12 East of
the Willamette Meridian, Klamath County, Oregon, being more particularly
described as follows:

Beginning at a point on the West line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ from which
the Northwest corner of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ bears North 00° 22' 18" West
1189.46 feet; thence from said point of beginning South 79° 16' 10" East
422.63 feet; thence North 89° 54' 18" East 177.76 feet; thence South 00°
22' 18" East 60.00 feet to a point on the South line of said SW $\frac{1}{4}$ of the
NE $\frac{1}{4}$; thence South 89° 54' 18" West along the South line of the said SW $\frac{1}{4}$
of the NE $\frac{1}{4}$ 183.74 feet; thence North 79° 16' 10" West 416.54 feet to a
point on the West line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence North 00° 22' 18"
West along the West line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 61.14 feet to point of beginning.
ALSO RESERVING an easement for Malin Irrigation District for their existing
"High Line Ditch" being described as an easement for purposes of ingress and
egress and ditch maintenance purposes situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
Section 12, Township 41 South, Range 12 East of the Willamette Meridian,
Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the centerline of the "Malin High Line Ditch" and
the West line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, from which the Northwest corner
of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ bears North 00° 22' 18" West 1281.18 feet; thence
from said point of beginning North 00° 22' 18" West along the West line of
said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 30.57 feet; thence South 79° 16' 10" East 416.54 feet to
a point on the South line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South 89° 54' 18"
West along the South line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 319.46 feet; thence
North 79° 16' 10" West 90.99 feet to a point on the West line of the said
SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence North 00° 22' 18" West along the West line of the
said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 30.57 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 23rd day of
March A.D., 19 79 at 11:18 o'clock A. M., and duly recorded in Vol. M79,
of Deeds on Page 6573.

FEE \$6.00

WM. D. MILNE, County Clerk
By Bernice A. Shultz Deputy