

64484

MTA 7486-L
STATUTORY WARRANTY DEEDVol. ^m79 Page 6575

R. H. & L. LOVENESS LUMBER CO., an Oregon corporation, Grantor, conveys and warrants to ROLLIN THRONE and LEITH THRONE, husband and wife, Grantees, the following described real property situated in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 12, T. 41 S., R. 12 E., W.M., more particularly described as follows:

Beginning at a point on the West line of the said SW 1/4 of the NE 1/4 of Section 12, from which the NW corner of the said SW 1/4 of the NE 1/4 bears N. 00°22'18" W. 581.32 feet; thence from said point of beginning S. 00°22'18" E. along the W. line of said SW 1/4 of the NE 1/4 747.52 feet to the SW corner of the said SW 1/4 of the NE 1/4; thence N. 89°54'18" E. along the S. line of said SW 1/4 of the NE 1/4 592.49 feet to a 5/8" iron pin; thence N. 00°22'18" W. 747.52 feet to a 5/8" iron pin; thence S. 89°54'18" W. 592.49 feet to the point of beginning, EXCEPTING THEREFROM the following described property:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 12, T. 41 S., R. 12 E., W.M., more particularly described as follows:

Beginning at a point on the W. line of the said SW 1/4 of the NE 1/4 from which the NW corner of the said SW 1/4 of the NE 1/4 bears N. 00°22'18" W. 581.32 feet; thence from said point of beginning S. 00°22'18" E. along the W. line of the said SW 1/4 of the NE 1/4 217.43 feet to a point on the Northeasterly right of way line of that certain county road known as the "Malin Loop Road"; thence S. 29°56'18" E. along the Northeasterly right of way line of said "Malin Loop Road" 60.79 feet to a point on the E. right of way line of said "Malin Loop Road", said point further being described as 30.00 feet Easterly of the W. line of the said SW 1/4 of the NE 1/4; thence S. 00°22'18" E., parallel to and 30.00 feet at right angles Easterly of the W. line of the said SW 1/4 of the NE 1/4 60.00 feet; thence N. 89°37'42" E. 30.00 feet to a point that is 60.00 feet Easterly of the W. line of said SW 1/4 of the NE 1/4; thence N. 00°22'18" W., parallel to and 60.00 feet at right angles Easterly of the W. line of the said SW 1/4 of the NE 1/4 330.02 feet; thence S. 89°54'18" W. 60.00 feet to the point of beginning, containing 0.40 acres, more or less.

Together with water rights for seven acres.

SUBJECT TO AND EXCEPTING:

1. Statutory powers, including the power of assessment of Malin Irrigation District;

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1936 T - SEVENHOLM AGRICULTURAL DEED

IRRIGATION DISTRICT

THE SEVENHOLM HOMES, INCLUDING THE HOME OF THE SEVENHOLM

SECTION 40 AND EXCELLENCE

LOCATED WITH OTHER LOTS FOR SEVENHOLM

SECTION 40 AND EXCELLENCE

SECTION 40 AND EXCELLENCE

SECTION 40 AND EXCELLENCE

SECTION 40 AND EXCELLENCE

SECTION 40 AND EXCELLENCE

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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.

CLERK OF THE COURT, Klamath County, Oregon, has this day filed for record the foregoing deed of the SEVENHOLM HOMES, INCLUDING THE HOME OF THE SEVENHOLM

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SEVENHOLM AGRICULTURAL DEED

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2. Statutory powers, including the power of assessment of Shasta View Irrigation District;
3. Right of way easement, including the terms and provisions thereof, dated April 6, 1973, and recorded April 6, 1973, in Volume M. 73, 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.

The true and actual consideration for this conveyance is \$64,000⁰⁰.

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

Rollin and Leith Throne
P. O. Box 285
Malin, Oregon 97632

DATED this 22 day of MARCH, 1979.

R. H. & L. LOVENESS LUMBER CO.

by: H. K. Loveness
VICE President

by: James E. McCall
as't Secretary

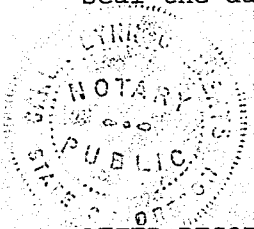
STATE OF OREGON)
: ss.
County of Klamath)

On this 22 day of March, 1979, appeared the within named H. K. Loveness and James E. McCall who, being duly sworn, did say that they were President and Secretary of R. H. & L. Loveness Lumber Co., and that the above Agreement was signed in behalf of said corporation by authority of its Board of Directors and they did acknowledge said instrument to be

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its voluntary act and deed.

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



Cath Lynn Clement
NOTARY PUBLIC FOR OREGON

My Commission Expires: 3/16/82

AFTER RECORDING, PLEASE RETURN TO:

MCCOBB & ORCUTT
Attorneys at Law
1763 Washburn Way
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 23rd day of March A. D. 1979 at 11:18 clock A. M., and

fully recorded in Vol. M79, of Deeds on Page 6575

Wm D. MILNE, County Clerk

By Bernetha M. Hetch

\$12.00