

WARRANTY DEED

Vol. M79 Page 18945

1-1-74

72080

KNOW ALL MEN BY THESE PRESENTS, That HARLAN KENT LOVENESS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARLAN KENT LOVENESS & R.H. & L. LOVENESS LUMBER CO., as Tenants in Common, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 of KALINA ADDITION to the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No dwelling other than a single family unit shall be erected on this property and this residence must be a minimum floor area of 1200 square feet. This covenant shall run with the land.

SUBJECT TO: A five-foot irrigation easement along the southerly side of the above described property; and other easements, restrictions and rights-of-way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd day of August, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
 County of Klamath, 1979  
August

Personally appeared the above named HARLAN KENT LOVENESS

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, [Signature]  
 (OFFICIAL SEAL) Notary Public for Oregon  
 My commission expires: 4-11-81

STATE OF OREGON, County of Klamath ) ss.  
 1979

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_  
 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

HARLAN KENT LOVENESS  
 Malin  
 Oregon 97632  
 HARLAN KENT LOVENESS & R.H. & L LOVENESS LUMBER  
 Star Route, Box 14  
 Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS  
 After recording return to:  
Parks & Ratliff  
228 North 7th  
Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
HARLAN KENT LOVENESS  
Star Route, Box 14  
Malin, Oregon 97632  
 NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
 County of Klamath

I certify that the within instrument was received for record on the 3th day of August, 1979, at 2:46 o'clock P.M., and recorded in book M79 on page 18945 or as file/reel number 72080

Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer  
By: [Signature] Deputy

Fee \$3.50

72080 11 27