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KNOW ALL MEN BY THESE PRESENTS, That LOYAL H. LOVENESS and MILDRED LOVENESS, husband and wife, and VINTON H. LOVENESS AND FERN LOVENESS, husband and wife, in consideration of

Ten and More

Dollars,

to them paid by OTTO BALIN, a single man,

do hereby grant, bargain, sell and convey unto said

Otto Balin, his

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:

NE $\frac{1}{4}$ , E $\frac{1}{2}$  of W $\frac{1}{2}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 12, Township 41 South, Range 13 E., W.M.; SUBJECT To (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; (2) Easements and rights of way of record or apparent on the land; (3) Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; (4) reservation of a 100 foot strip of land in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Sec. 12, as disclosed in deed recorded July 23, 1924, in Deed Book 64, page 335, Records of Klamath County, Oregon; and (5) Reservations in deed recorded Jan. 5, 1929, in Deed Book 84, page 111, Records of said Klamath County; EXCEPTING and RESERVING unto the Grantors, their heirs, executors, administrators and assigns forever the right and easement to use the existing private road extending southwesterly through and across said land from the Langell Valley Road in NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Sec. 12 to lands now owned by Grantors lying West of the lands herewith conveyed so long as Grantors own such other land; and in the event Grantors sell or otherwise dispose of such other land, Grantee herein and his heirs and assigns agree to grant to the grantees of such other lands and to their heirs and assigns a perpetual easement 60 feet in width over and across the lands herein conveyed for road purposes from said Langell Valley Road to such other land, at a location to be selected by Grantee herein or his heirs or assigns. This agreement on the part of Grantee is intended as a reservation herein, and shall run with and enure to the benefit of such other lands owned by Grantors.

To Have and to Hold, the above described and granted premises unto the said Otto Balin,

his heirs and assigns forever.

And Grantors

above named do covenant to and with the above named grantee, his 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 noted,

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 our hands and seals this 18th day of March, 1965.

*Loyal H. Loveness* (SEAL)

*Mildred Loveness* (SEAL)

*Vinton H. Loveness* (SEAL)

*Fern Loveness* (SEAL)

County of Klamath

33.

21013

BE IT REMEMBERED, That on this 7th day of May, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Loyal H. Loveness and Mildred Loveness, husband and wife, and Vinton H. Loveness and Fern Loveness, husband and wife, 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.

Wilbur O. Bricker

*Notary Public for Oregon.*

My Commission expires 10-29-67

# WARRANTY DEED

(FORM No. 703)

STEVENSON: NESS LAW PUB. CO., PORTLAND, ORE

STATE OF OREGON,

County of Klamath

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I certify that the within instrument was received for record on the 17th day of December, 1984, at 3:54 o'clock P. M., and recorded in book M84 on page 21012, Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

**Evelyn Biehn**

County Clerk-Recorder.

**B<sup>2</sup>** *Boyle*

Deputy.	Fee.	50 00
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