

71854

STATUTORY WARRANTY DEED

Vol. 1501 Page 3247

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 encumbrances except as specifically set forth herein:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO

The true and actual consideration for this conveyance is \$100,000.

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

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

DATED this 31 day of May, 1978.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

Amelia Barney

Daryl D. Bishop

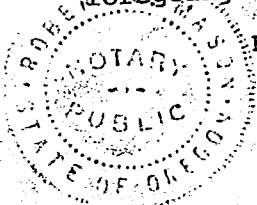
STATE OF OREGON)

: ss.

County of Klamath)

On this 31 day of May, 1978, before me, appeared the within named AMELIA BARNEY and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-16-79

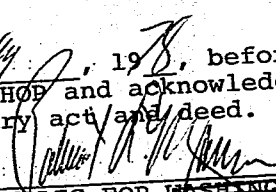
87 FEB 27 PM 2 57

3248

STATE OF ~~WASHINGTON~~ ^{Oregon})
County of ~~San Juan~~ ^{Clatsop}) ss.

On this 31 day of May, 1978, before me,
appeared the within named DARYL D. BISHOP and acknowledged the
foregoing instrument to be his voluntary act and deed.

Before me:


NOTARY PUBLIC FOR ~~WASHINGTON~~ ^{Oregon}
My Commission Expires: 4/6/79

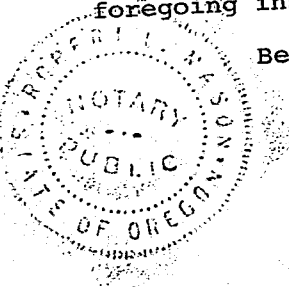


EXHIBIT "A"

3249

PARCEL 1:

NE 1/4 of Sec. 12, Twp. 41 S., R. 12 E.W.M., Klamath County Oregon, and Lots 1, 2, 3, and 4 and SE 1/4 of SW 1/4 of Sec. 7, Twp. 41 S., R. 13 E.W.M., Klamath County, Oregon.

EXCEPTING THEREFROM the following described property:

A tract of land situated in Lot 4 (SW 1/4 SW 1/4) of Section 7, Twp. 41 S., R. 13 E.W.M., Klamath County, Oregon:

Beginning at the SW corner of Sec. 7; thence E. along the S. line of said Sec. 1677.16 feet to the SE 1/4 of Lot 4, thence N. along the E. line of Lot 4 132.73 feet; thence W. parallel to the S. line of said Lot 1677.16 feet more or less to the W. line of said Lot, also the W. line of said Sec.; thence S. along said W. line 132.73 feet to the point of beginning.

PARCEL 2:

AN UNDIVIDED 1/2 INTEREST in and to the following described property:

Beginning at a point marked R-1 from which the SE corner of Sec. 31, Twp. 40 S., R. 13 E.W.M. bears South 28°56' E. 1646 feet distant; thence along water line of proposed reservoir, variation 20°28' E; N. 13°00' W. 275 feet; North 16°15' W. 205 feet N. 34°15' W. 275 feet; N. 15°00' W. 480 feet; N. 24°30' W. 545 feet; N. 41°30' W. 335 feet; N. 58°15' W. 490 feet; North 62°15' W. 475 feet; N. 56°30' W. 325 feet; S. 34°45' W. 185 feet; S. 3°30' E. 570 feet; S. 25°30' E. 670 feet; S. 17°15' E. 420 feet; S. 47°00' E. 380 feet; South 88°00' E. 250 feet; S. 57°00' E. 50 feet; S. 56°30' E. 110 feet; S. 43°45' E. 200 feet; S. 34°30' E. 243 feet; S. 60°15' E. 224 feet; S. 46°30' E. 440 feet; N. 67°00' E. 140 feet; N. 7°45' E. 225 feet to the place of beginning, said property being known as Simms Reservoir.

Together with all water rights appurtenant to the above described Parcels 1 and 2 and all rights Grantors may have in Mills Creek and the waters thereof and in the irrigating ditches taking out of Mills Creek.

SUBJECT TO:

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 provisions 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.

Taxes:

Return:

Loren Loveness

H-C 62

Box 21-A

Malin, Oregon 97632

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of February A.D., 19 87 at 2:57 o'clock P M., and duly recorded in Vol. M87 day 27th of Deeds on Page 3247.

FEE \$22.00

Evelyn Biehn,
By Ann Smith County Clerk