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PERSONAL REPRESENTATIVE'S DEED

Vol. 7788 Page 12647

THIS INDENTURE Made this 29th day of July, 1988, by and between V.A. Loveness the duly appointed, qualified and acting personal representative of the estate of Fern Lucille Loveness, deceased, hereinafter called the first party, and Vinton Alan Loveness, Kathy Adair Rogers and Vicki Sue Rogal, as tenants in hereinafter called the second party; WITNESSETH: common

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided 1/4th interest in the following described real property:

See Exhibit "A" attached hereto and made a part hereof.

For exceptions to this deed, see Exhibit "B" attached hereto and made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the said second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none

~~For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Klamath, State of Oregon, described as follows, to-wit:~~

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

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.

V.A. LOVENESS

Personal Representative

of the Estate of Fern Lucille Loveness Deceased.

NOTE—The sentence between the symbols ⓓ, if not applicable, should be deleted. See ORS 93.030.

CALIFORNIA
STATE OF OREGON, } ss.
County of Klamath }
July 29, 1988.
Personally appeared the above named
V.A. Loveness

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

OFFICIAL SEAL
BONNIE G. ATWELL JR.
NOTARY PUBLIC-CALIFORNIA
Principal Office in SHASTA County
My Commission Expires AUG-22-1991
Notary Public for Oregon

My commission expires:

AUGUST 22, 1991

Estate of Fern Lucille Loveness
426 Main Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Vinton Alan Loveness, Kathy Adair
Rogers and Vicki Sue Rogal
Box 177, Adin, CA 96006
GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Molatore, Attorney at Law
426 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

V.A. Loveness
Box 177
Adin, CA 96006
NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
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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)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of)

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

PARCEL 1:

The E $\frac{1}{2}$ of the W $\frac{1}{2}$ and Government Lots 1, 2, 3 and 4, Section 18, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following:

Commencing at the Northwest corner of Government Lot 3 in Section 18, Township 41 South, Range 13 East of the Willamette Meridian, thence 300 feet East along the North line of said Lot 3 to the true point of beginning; thence South, 1000 feet to a point; thence East 700 feet parallel to the North line of said Lot 3 to a point; thence North 1000 feet to a point on the North line of said Lot 3; thence 700 feet West along the North line of said Lot 3 to the true point of beginning.

ALSO EXCEPTING THEREFROM the following:

A parcel of land in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter section corner of the Westerly boundary of the said Section 18, Township 41 South, Range 13 East of the Willamette Meridian, and running thence North along the said Section boundary line 903.2 feet; thence South 22° 46' East 8.9 feet; thence South 7° 51' East 240.2 feet; thence South 31° 16' East 184.9 feet; thence South 13° 38' East 224.1 feet; thence South 6° 38' West 259.2 feet; thence South 13° 48' West 233.6 feet; thence South 9° 14' East 289.6 feet; thence South 44° 38' West 205.5 feet, more or less to a point in the said Westerly boundary of Section 18; thence North, along said boundary line 635.3 feet more or less to the point of beginning.

PARCEL 2:

A parcel of land situated in Section 19, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Government Lot 1 of Section 19 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

A parcel of land situate in Government Lot 1 of Section 19, Township 41 South, Range 13 East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the South line of said Lot 1 and the East right of way of the highway in said Lot 1; thence North along said East right of way line, 1124 feet, more or less, to the South right of way line of an irrigation ditch, as shown on the Klamath County Assessor's ariel photo map; thence Easterly and Southeasterly along the South right of way of said irrigation ditch to the South line of said Government Lot 1; thence West along the South line of Lot 1 to the point of beginning.

EXHIBIT "B"

Subject, however, to the following:

1. Taxes for the fiscal year 1936-1987, a lien, due and payable.
Amount: Unavailable Account No.: 4113 00000 04400 Key No.: 635183
Amount: Unavailable Account No.: 4113 00000 04100 Key No.: 635165
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, and additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Liens and assessments of Klamath Project and Malin Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of Malin Irrigation District.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
6. Financing statements, if any, on file in the office of the Secretary of State.
7. An easement created by instrument, including the terms and provisions thereof,
Dated: May 28, 1942
Recorded: August 1, 1942
Volume: 149, page 61, Deed Records of Klamath County, Oregon
In favor of: The Pacific Telephone & Telegraph Company
For: Pole and anchor
Affects: NE1/4 NW1/4 Section 19, Township 41 South, Range 13 East of the Willamette Meridian
(Portion of Parcel 2)
8. An easement created by instrument, including the terms and provisions thereof,
Dated: May 19, 1942
Recorded: August 1, 1942
Volume: 149, page 62, Deed Records of Klamath County, Oregon
In favor of: The Pacific Telephone and Telegraph Company, a California corporation
For: Pole and anchor
Affects: W1/2 Section 18, Township 41 South, Range 13 East of the Willamette Meridian
(Portion of Parcel 1)
9. An easement created by instrument, including the terms and provisions thereof,
Dated: July 22, 1946
Recorded: September 21, 1946
Volume: 196, page 75, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company, a California corporation
For: Transmission and distribution of electricity
Affects: SW1/4 Section 18, Township 41 South, Range 13 East of the Willamette Meridian
(Portion of Parcel 1)
10. An easement created by instrument, including the terms and provisions thereof,
Dated: December 21, 1950
Recorded: January 4, 1951
Volume: 244, page 353, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company, a California corporation
For: Transmission and distribution of electricity
Affects: SW1/4 Section 18, Township 41 South, Range 13 East of the Willamette Meridian
(Portion of Parcel 1)

11. An easement created by instrument, including the terms and provisions thereof,

Dated: August 17, 1966

Recorded: September 8, 1966

Volume: M66, page 8992, Microfilm Records of Klamath County, Oregon

In favor of: Ronald E. Loveness and Mary Lou Loveness, husband and wife

For: Road purposes

Affects: Portion of Parcel 1

12. An easement created by instrument, including the terms and provisions thereof,

Dated: December 8, 1973

Recorded: March 21, 1975

Volume: M75, page 3218, Microfilm Records of Klamath County, Oregon

In favor of: Loren E. Loveness and Linda L. Loveness, husband and wife

For: Road purposes

Affects: Portion of Parcel 1

13. Right of Way Easement, including the terms and provisions thereof,

Dated: April 19, 1977

Recorded: April 25, 1977

Volume: M77, page 6976, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Electric transmission and distribution line

Affects: NW1/4 NW1/4 Section 19, Township 41 South, Range 13 east of the Willamette Meridian (Portion of Parcel 2)

14. Financing statement

Filed: March 29, 1983

Volume: M83, page 4649, Microfilm Records of Klamath County, Oregon

Debtor: Loren E. Loveness

Secured Party: Bank of America

Affects: Parcel 1 and Parcel 2

15. Subject to the effect of the re-recording of Bargain and Sale Deed dated August 16, 1983, recorded February 24, 1984, in Volume M84, page 2983, executed by Loyal H. Loveness to Mildred H. Loveness, creating 1/4 interest each, to correct legal descriptions of Parcel (a) and Parcel (b).

16. Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 4th day
of Aug. A.D. 19 88 at 4:01 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 12647
Evelyn Biehn County Clerk
By Pauline M. Loveness

FEE \$23.00