

23718

MTC 24466
WARRANTY DEEDVol. m90 Page 24776

LOYAL H. LOVENESS, MILDRED H. LOVENESS, VINTON ALAN LOVENESS, KATHY ADAIR ROGERS and VICKI SUE ROGAL Grantors, conveys and warrants to VINTON ALAN LOVENESS and KATHY ADAIR ROGERS and VICKI SUE ROGAL, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is contract fulfillment.

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.

Dated this 3 day of Dec, 1990.

Loyal H. Loveness
LOYAL H. LOVENESS

Mildred H. Loveness
MILDRED H. LOVENESS

Vinton Alan Loveness
VINTON ALAN LOVENESS

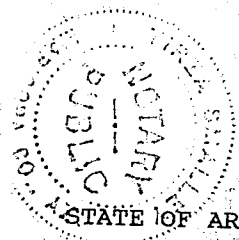
Kathy Adair Rogers by V.A. Loveness
KATHY ADAIR ROGERS, by V.A.
Loveness as Attorney in Fact

Vicki Sue Rogal by V.A. Loveness
VICKI SUE ROGAL, by V.A.
Loveness as Attorney in Fact

90 DEC 14 AM 10 03

STATE OF ARIZONA)
County of MARICOPA) ss.

Personally appeared the above named LOYAL H. LOVENESS, on December 3, 1990, and acknowledged the foregoing instrument to be his voluntary act and deed.

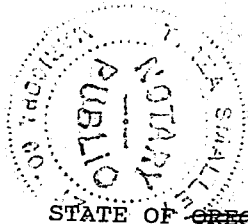


[Signature]
Notary Public for Arizona
My Commission Expires:

My Commission Expires Nov. 11, 1992

STATE OF ARIZONA)
County of MARICOPA) ss.

Personally appeared the above named MILDRED H. LOVENESS, on December 3, 1990, and acknowledged the foregoing instrument to be her voluntary act and deed.



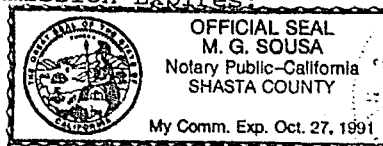
[Signature]
Notary Public for Arizona
My Commission Expires:

My Commission Expires Nov. 11, 1992

STATE OF ~~OREGON~~)
CALIFORNIA) ss.
County of Klamath
SHASTA

Personally appeared the above named VINTON ALAN LOVENESS, on THIRD DAY OF DECEMBER, 1990, and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]
Notary Public for ~~OREGON~~ CALIFORNIA
My Commission Expires:

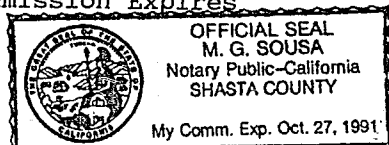


STATE OF ~~OREGON~~)
CALIFORNIA) ss.
County of Klamath
SHASTA

Personally appeared V.A. LOVENESS on THIRD DAY OF DECEMBER, 1990, who being duly sworn, did say that he is the attorney in fact for KATHY ADAIR ROGERS and VICKI SUE ROGAL and that he executed the

foregoing instrument by authority of and in behalf of said principal; and he acknowledges said instrument to be the act and deed of said principal.

M. G. Sousa
 Notary Public for ~~Oregon~~ *CALIFORNIA*
 My Commission Expires



Loyal H. Loveness, Mildred H. Loveness,
 Vinton Alan Loveness, Kathy Adair
 Rogers and Vicki Sue Rogal

GRANTORS

Vinton Alan Loveness, Kathy Adair Rogers
 and Vicki Sue Rogal

GRANTEES

After recording return to:
 Jerry Molatore, P.C.
 426 Main Street
 Klamath Falls, Oregon 97601

Until a change is requested all
 tax statements shall be sent to
 the following address:
 Al Loveness
 P.O. Box 148
 Montgomery Creek, CA 96065

EXHIBIT A

24779

A parcel of land situated in the SW1/4 of Section 18, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Northwest Corner of said SW1/4; thence North 89 degrees 56' 49" East, 1000.00 feet; thence SOUTH, 300.00 feet to the POINT OF BEGINNING of this description; thence continuing SOUTH, 1420.00 feet; thence EAST, 720.00 feet; thence NORTH 1004.00 feet; thence North 59 degrees 58' 54" West, 831.54 feet to the point of beginning.

TOGETHER WITH an easement 30 feet in width for roadway purposes located in the SW of said Section 18 said easement being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Stastny Road, a county road, from which a 5/8" iron pin marking the Southwest corner of Government Lot 3 of said Section 18 bears North 02 degrees 13' 46" West, 462.50 feet; thence leaving said Easterly right of way line North 89 degrees 43' 04" East, 36.90 feet to the beginning of a curve to the left; thence along the arc of a 117.24 foot radius curve to the left (delta= 103 degrees 58' 38"; long chord= North 37 degrees 43' 45" East, 184.74 feet) 212.76 feet to the end of curve; thence North 14 degrees 15' 34" West, 165.66 feet; thence North 63 degrees 32' 38" East, 113.67 feet; thence South 56 degrees 31' 12" East, 423.46 feet; thence South 80 degrees 19' 56" East, 660.15 feet; thence North 74 degrees 34' 56" East, 239.15 feet to a point on the South line of the above described property from which point the Southeast corner of said property bears East, 257.00 feet.

Tax Account No: 4113 00000 04100
(covers other property)

Subject to and excepting:

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, an additional tax may be levied; 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.
7. An easement created by instrument, subject to 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

EXHIBIT A-CONT.

24780

8. An easement created by instrument, subject to 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

9. An easement created by instrument, subject to 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

10. An easement created by instrument, subject to 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

11. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: December 8, 1973
 Recorded: March 1, 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

12. 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).

14. Major Land Partition Creation of a Private Road, subject to the terms and provisions thereof;
 Dated: October 30, 1989
 Recorded: November 2, 1989
 Volume: M89, page 21177, Microfilm Records of Klamath County, Oregon
 For: 30' wide private road easement for access to herein described property

*Return to Jerry Molatore, 426 Main Street
 Klamath Falls, OR 97607*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co.
 of Dec. A.D., 19 90 at 10:03 o'clock AM., and duly recorded in Vol. M90 day
 of Deeds on Page 24776

FEE \$43.00

Evelyn Biehn County Clerk

By Pauline Muelendore