

55353

WARRANTY DEED

MTC 28803-KR

KNOW ALL MEN BY THESE PRESENTS, That MILDRED H. LOVENESS and RONALD E. LOVENESS, Trustees of THE MILDRED H. LOVENESS 1983 TRUST and **see Grantors continued below hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRUSTEES OF THE MELVIN C. HENDRICKSON and VIRGINIA K. HENDRICKSON, 1992 REVOCABLE LIVING TRUST, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

**Grantors continued - LOYAL H. LOVENESS and RONALD E. LOVENESS, Trustees of THE LOYAL H. LOVENESS 1983 TRUST, as tenants in common as to a 51.45586% interest, and ELSIE LOVENESS and LOREN LOVENESS, as tenants by the entirety, as to an undivided 48.54414% interest

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

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 \$ 575,000.00

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 2nd day of December, 19 92; 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.

STATE OF OREGON - Arizona
County of Maricopa, 19 90 ss.

Personally appeared the above named
Mildred H. Loveness
Loyal H. Loveness, Trustees

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

Before me:

Notary Public for Oregon Arizona
My commission expires:
My Commission Expires Sept. 30, 1993

by: Mildred H. Loveness
Mildred H. Loveness, Trustee
by: Ronald E. Loveness
Ronald E. Loveness, Trustee
THE LOYAL H. LOVENESS 1983 TRUST

by: Loyal H. Loveness
Loyal H. Loveness, Trustee
by: Ronald E. Loveness
Ronald E. Loveness, Trustee
Elsie Loveness Loren Loveness

STATE OF OREGON, County of Maricopa ss.

The foregoing instrument was acknowledged before me this

2nd, 19 92, by ,
president, and by ,
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon (SEAL)
My commission expires:

LOREN LOVENESS et al
36121 Stastny Rd.
Malin, OR 97632
GRANTOR'S NAME AND ADDRESS

MEL HENDRICKSON & KAY HENDRICKSON
6529 Quail Creek Road
Redding, CA 96002
GRANTEE'S NAME AND ADDRESS

After recording return to:

MEL HENDRICKSON & KAY HENDRICKSON
6529 Quail Creek Road
Redding, CA 96002
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
MEL HENDRICKSON & KAY HENDRICKSON
6529 Quail Creek Road
Redding, CA 96002
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

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 on page or as file/reel number .
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

30057

PARCEL 1

The S1/2 SW1/4 SE1/4 of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at a 5/8 inch iron rod on the East right of way line of County Road No. 1133 from which the 1/4 corner common to Section 27 and 34 bears South 06 degrees 44' 09" East a distance of 499.10 feet; thence South 73 degrees 46' 00" East a distance of 912.18 feet to a 5/8" iron rod; thence North 12 degrees 43' 30" East 248.89 feet to a 5/8" iron rod; thence North 07 degrees 29' 00" West a distance of 183.03 feet to a 5/8" iron rod; thence South 89 degrees 45' 13" West a distance of 765.39 feet to a 5/8" iron rod on the East right of way line of County Road No. 1133; thence along the East right of way line of said road, South 44 degrees 47' 30" West a distance of 188.02 feet to a 5/8" iron rod; thence South 15 degrees 23' 00" West a distance of 33.73 feet to the point of beginning, all lying in Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Beginning at the Southeast corner of the SE1/4 SW1/4 of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence West along the South line of said SE1/4 SW1/4 a distance of 2.4 chains more or less, to the center line of the old county road running Northerly from Malin to the McFall Ranch; thence North along said road a distance of 7.5 chains; thence approximately North 43 degrees 30' East along said road a distance of 3.47 chains to the Northwest corner of the S1/2 SW1/4 SE1/4 of said Section 27; thence South along the West line of said S1/2 SW1/4 SE1/4 a distance of 10 chains, more or less, to the point of beginning; being that portion of the SE1/4 SW1/4 of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying East of said road, EXCEPTING THEREFROM the following:

Beginning at a 5/8" iron rod on the East right of way line of County Road No. 1133 from which the 1/4 corner common to Sections 27 and 34 bears South 06 degrees 44' 09" East a distance of 499.10 feet; thence South 73 degrees 46' 00" East a distance of 912.18 feet to a 5/8" iron rod; thence North 12 degrees 43' 30" East 248.89 feet to a 5/8" iron rod; thence North 07 degrees 29' 00" West a distance of 183.03 feet to a 5/8" iron rod; thence South 89 degrees 45' 13" West a distance of 765.39 feet to a 5/8" iron rod on the East right of way line of County Road No. 1133; thence along the East right of way line of said road, South 44 degrees 47' 30" West a distance of 188.02 feet to a 5/8" iron rod; thence South 15 degrees 23' 00" West a distance of 33.73 feet to the point of beginning, all lying in Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The W1/2 NE1/4, the SE1/4 NE1/4, and the NW1/4 SE1/4 of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

Beginning at the Northwest corner of the NE1/4 NE1/4 of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West line of said NE1/4 NE1/4 a distance of 20 chains, more or less to the Southwest corner of said NE1/4 NE1/4; thence East along the South line of said NE1/4 NE1/4 a distance of 20 chains, more or less, to the Southeast corner of said NE1/4 NE1/4; thence approximately North 45 degrees West a distance of 28.28 chains more or less to the point of beginning; being the Southwest one-half of the NE1/4 NE1/4 of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

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PARCEL 5

Beginning at the Northwest corner of the SW1/4 SE1/4 of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence East along the North line of said SW1/4 SE1/4, a distance of 20 chains, more or less to the Northeast corner of said SW1/4 SE1/4; thence South along the East line of said SW1/4 SE1/4 a distance of 20 chains, more or less, to the Southeast corner of said SW1/4 SE1/4; thence West, along the South line of said SW1/4 SE1/4 a distance of 8.5 chains, more or less, to the Northeasterly right of way line of the high line canal of the Shasta View Irrigation District; thence Northwesterly along said right of way line, to the West line of said SW1/4 SE1/4; thence North a distance of 6.5 chains, more or less, to the point of beginning; being that portion of the SW1/4 SE1/4 of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly from the said high line canal.

TOGETHER WITH that portion of deed Volume M67 at page 5190, Microfilm Records of Klamath County, Oregon, lying North and East of the following described boundary line created by instrument recorded in Volume M91 page 18236, Microfilm Records of Klamath County, Oregon, to wit:

An existing fence line situated in the Northwest quarter of the Northeast quarter of Section 3, Township 41 South, Range 12 East, of the Willamette Meridian, Klamath County, Oregon, and the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the East line of said Northwest quarter of the Northeast quarter, and an existing fence line from which the Easterly 1/16th corner common to said Sections 3 and 34 bears North 00 degrees 24' 17" West, 8.67 feet (fence corner bears North 89 degrees 39' 51" East, 1.7 feet); thence along said fence line South 89 degrees 39' 51" West, 802.26 feet; thence North 00 degrees 10' 19" East, 811.39 feet, thence North 72 degrees 12' 01" West, 943.95 feet, thence South 00 degrees 33' 24" West, 134.21 feet; thence South 87 degrees 33' 44" West, 420.12 feet; thence North 00 degrees 08' 32" East, 203.46 feet; thence North 47 degrees 49' 55" West, 219 feet, more or less, to a point on the East line of that tract of land described as Parcel 2 in Deed Volume M89, page 19, Microfilm Records of Klamath County, Oregon, with bearings based on recorded Survey No. 2600.

EXCEPTING THEREFROM that portion of Volume M90, at page 24850, Microfilm Records of Klamath County, Oregon, lying South and West of that certain boundary line created by instrument recorded in Volume M91, page 18236, Microfilm Records of Klamath County, Oregon, to wit:

An existing fence line situated in the Northwest quarter of the Northeast quarter of Section 3, Township 41 South, Range 12 East, of the Willamette Meridian, Klamath County, Oregon, and the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the East line of said Northwest quarter of the Northeast quarter, and an existing fence line from which the Easterly 1/16th corner common to said Sections 3 and 34 bears North 00 degrees 24' 17" West, 8.67 feet (fence corner bears North 89 degrees 39' 51" East, 1.7 feet); thence along said fence line South 89 degrees 39' 51" West, 802.26 feet; thence North 00 degrees 10' 19" East, 811.39 feet, thence North 72 degrees 12' 01" West, 943.95 feet, thence South 00 degrees 33' 24" West, 134.21 feet; thence South 87 degrees 33' 44" West, 420.12 feet; thence North 00 degrees 08' 32" East, 203.46 feet; thence North 47 degrees 49' 55" West, 219 feet, more or less, to a point on the East line of that tract of land described as Parcel 2 in Deed Volume M89, page 19, Microfilm Records of Klamath County, Oregon, with bearings based on recorded Survey No. 2600.

PARCEL 6

That portion of the W1/2 of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying East of the East right of way line of the county road as now located and North of the Northerly right of way line of the high line canal of the Shasta View Irrigation District.

TOGETHER WITH that portion of deed Volume M67 at page 5190, Microfilm Records of Klamath County, Oregon, lying North and East of the following described boundary line created by instrument recorded in Volume M91 page 18236, Microfilm Records of Klamath County, Oregon, to wit:

An existing fence line situated in the Northwest quarter of the Northeast quarter of Section 3, Township 41 South, Range 12 East, of the Willamette Meridian, Klamath County, Oregon, and the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the East line of said Northwest quarter of the Northeast quarter, and an existing fence line from which the Easterly 1/16th corner common to said Sections 3 and 34 bears North 00 degrees 24' 17" West, 8.67 feet (fence corner bears North 89 degrees 39' 51" East, 1.7 feet); thence along said fence line South 89 degrees 39' 51" West, 802.26 feet; thence North 00 degrees 10' 19" East, 811.39 feet, thence North 72 degrees 12' 01" West, 943.95 feet, thence South 00 degrees 33' 24" West, 134.21 feet; thence South 87 degrees 33' 44" West, 420.12 feet; thence North 00 degrees 08' 32" East, 203.46 feet; thence North 47 degrees 49' 55" West, 219 feet, more or less, to a point on the East line of that tract of land described as Parcel 2 in Deed Volume M89, page 19, Microfilm Records of Klamath County, Oregon, with bearings based on recorded Survey No. 2600.

EXCEPTING THEREFROM that portion of Volume M90, at page 24850, Microfilm Records of Klamath County, Oregon, lying South and West of that certain boundary line created by instrument recorded in Volume M91, page 18236, Microfilm Records of Klamath County, Oregon, to wit:

An existing fence line situated in the Northwest quarter of the Northeast quarter of Section 3, Township 41 South, Range 12 East, of the Willamette Meridian, Klamath County, Oregon, and the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the East line of said Northwest quarter of the Northeast quarter, and an existing fence line from which the Easterly 1/16th corner common to said Sections 3 and 34 bears North 00 degrees 24' 17" West, 8.67 feet (fence corner bears North 89 degrees 39' 51" East, 1.7 feet); thence along said fence line South 89 degrees 39' 51" West, 802.26 feet; thence North 00 degrees 10' 19" East, 811.39 feet, thence North 72 degrees 12' 01" West, 943.95 feet, thence South 00 degrees 33' 24" West, 134.21 feet; thence South 87 degrees 33' 44" West, 420.12 feet; thence North 00 degrees 08' 32" East, 203.46 feet; thence North 47 degrees 49' 55" West, 219 feet, more or less, to a point on the East line of that tract of land described as Parcel 2 in Deed Volume M89, page 19, Microfilm Records of Klamath County, Oregon, with bearings based on recorded Survey No. 2600.

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PARCEL 7

Beginning at an iron pin on the South line of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which lies West along the South line of Section 27, a distance of 143.5 feet from the quarter corner common to Sections 27 and 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing West along the South line of Section 27, a distance of 52 feet to a point; thence North 15 degrees 17' East along the East line of the relocated county road, a distance of 206.5 feet to a point on the Westerly right of way line of the Old County Road; thence South 0 degrees 42' West a distance of 199.21 feet, more or less to the point of beginning, said tract being in the SE1/4 SW1/4 of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8

That the portion of the NE1/4 NE1/4 of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the NE1/4 NE1/4; thence East along the North line to the Northeast corner of said quarter section; thence South along the East line of said quarter section to the Southeast corner of the NE1/4 NE1/4; thence in a straight line Northwesterly to the Northwest corner of the NE1/4 NE1/4, the true point of beginning.

PARCEL 9

A tract of land situated in the SE1/4 SE1/4 of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the SE1/4 SE1/4; thence North along the West line of said SE1/4 SE1/4 a distance of 208.71 feet; thence East parallel to the South line of said SE1/4 SE1/4 a distance of 417.42 feet; thence South parallel to the West line of said SE1/4 SE1/4 a distance of 208.71 feet; thence West along the South line of said SE1/4 SE1/4 a distance of 417.42 feet to the point of beginning.

TOGETHER WITH an easement for the joint use with Grantors for roadway purposes over and across the South 20 feet of the excepted portion of Parcel 2 above; provided that such easement shall not include 10 feet on each side of the existing well.

PARCEL 10

The SW1/4 SW1/4 of Section 26, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

- End of Legal Description -

State of Oregon

County of KlamathDecember 15, 19 92

Personally appeared the above named RONALD E. LOVENESS, Trustee of THE MILDRED H. LOVENESS 1983 TRUST and THE LOYAL H. LOVENESS 1983 TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd
 Notary Public for Oregon
 My Commission expires: 11/16/95



State of Oregon

County of KlamathDecember 15, 19 92

Personally appeared the above named ELSIE LOVENESS and LOREN LOVENESS, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd
 Notary Public for Oregon
 My Commission expires: 11/16/95



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 17th day
 of Dec. A.D., 19 92 at 11:25 o'clock A M., and duly recorded in Vol. M92,
 of Deeds on Page 30056.

FEE \$55.00

Evelyn Biehn - County Clerk

By Douglas Mulholland