

NA

## WARRANTY DEED

Vol MOO Page 16082KNOW ALL MEN BY THESE PRESENTS, That TAYLOR HIGH and BETTY J. HIGH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOREN LOVENESS and ELSIE LOVENESS, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See, Exhibit "A" attached hereto and incorporated herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$ 56,000.00

ⓈHowever, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). Ⓢ(The sentence between the symbolsⓈ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of January, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

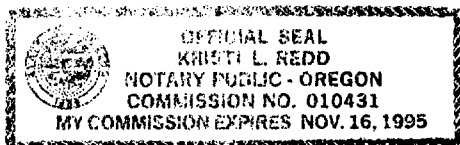
TAYLOR HIGH

BETTY J. HIGH

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on January 25, 1994, by TAYLOR HIGH and BETTY J. HIGH

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



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

Taylor and Betty High  
17957 S. Poe Valley Road  
Klamath Falls OR 97603  
Grantor's Name and Address

Loren and Elsie Loveness  
15600 S. Poe Valley Road  
Klamath Falls OR 97603  
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Loren and Elsie Loveness  
15600 S. Poe Valley Road  
Klamath Falls OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Loren and Elsie Loveness  
15600 S. Poe Valley Road  
Klamath Falls OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USESTATE 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 \_\_\_\_\_ and/or as fee/title/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_, NAME TITLE  
Deputy.

DO  
Hm

Parcel 1 of Land Partition 56-93 being a portion of Parcel 2 of "Land Partition 47-91" situated in the W1/2 SW1/4 of Section 13, and the S1/2 of Section 14 all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an equestrian easement as follows:

Situated in Parcel 2 of Land Partition 56-93, being in the SW1/4 of Section 14, Township 39 South Range 10 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

A 30 foot wide strip of land lying Northerly of the following described line; beginning at the Southeast corner of said Parcel 2; thence North 89 degrees 02' 24" West 1061.11 feet to the E1/16 corner common to Section 23 and said Section 14; thence continuing North 89 degrees 02' 24" West 30.00 feet.

SUBJECT TO a reservior easement as follows:

Situated in Parcel 1 of Land Partition 56-93, being in the NW1/4 of the SE1/4 of Section 14, Township 39 South Range 10 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point on the Southerly right of way line of South Poe Valley Road and the West line of said Parcel 1, from which the Northwesterly corner of said Parcel 1 bears North 00 degrees 05' 52" East 34.77 feet; thence along the said right of way line North 59 degrees 43' 32" East 17.58 feet along the arc of a curve to the right (radius equals 6970.00 feet and central angle equals 01 degrees 48' 43") 220.41 feet; thence South 00 degrees 05' 52" West 210.22 feet; thence South 60 degrees 33' 52" West 237.98 feet; thence North 00 degrees 05' 52" East 210.22 feet.

Also Subject to:

1. Rights of the public in and to any portion of the herein

described premises lying within the limits of streets, roads or highways.

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.

5. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 12, 1935  
Recorded: September 26, 1935

Volume: 105, page 220, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company

6. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: June 11, 1942  
Recorded: October 22, 1942  
Volume: 150, page 477, Deed Records of Klamath County, Oregon  
In favor of: The Pacific Telephone Telegraph Company

7. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: July 16, 1947  
Recorded: September 2, 1947  
Volume 210, page 475, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company

8. A right of Way for the Lost River Channel Improvement, subject to the terms and provisions hereof set forth in deed to United States of America  
Dated: May 6, 1948  
Recorded: September 28, 1948  
Volume: 255, page 269, Microfilm Records of Klamath County, Oregon

9. Easement, Release and Indemnification Agreement, created by instrument, subject to the terms and provisions thereof,

Dated: October 1, 1991  
Recorded: October 15, 1991  
Volume: M91, page 21555, Microfilm Records of Klamath County,  
Oregon

By and Between: Taylor High, Betty J. High and Klamath  
Irrigation District

10. An easement created by instrument, subject to the terms  
and provisions thereof,

Dated: September 17, 1993  
Recorded: October 14, 1993  
Volume: M93, page 26904, Microfilm Records of Klamath County,  
Oregon  
In favor of: PacifiCorp dba Pacific Power and Light Company  
For: Electric transmission and distribution line

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

Dated: October 1, 1993  
Recorded: October 14, 1993  
Volume: M93, page 26913, Microfilm Records of Klamath County,  
Oregon  
In favor of: PacifiCorp dba Pacific Power and Light Company  
For: Electric transmission and distribution line

State of Oregon, County of Klamath  
Recorded 05/04/00, at 11:19a.m.  
In Vol. M00 Page 16082  
Linda Smith,  
County Clerk Fee \$ 36<sup>00</sup>