

OK

WARRANTY DEED

Vol M00 Page 26688Am + 50960KRKNOW ALL MEN BY THESE PRESENTS, That VINTON ALAN LOVENESS, VICKI SUE ROGAL and KATHY ADAIR ROGERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by I. F. RODGERS & SONS, an Oregon partnership, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

The real property described on Exhibit "A" attached hereto.

SUBJECT TO: SEE ATTACHED EXHIBIT "B"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances excepting therefrom reservations, restrictions, rights-of-way, easements of record and those apparent upon the land

and that 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 \$ 450,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate whether or not the consideration is in full and if not, state the balance due and when payable.)

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 21st day of December, 1989; 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.

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.

STATE OF OREGON,)
County of Klamath) ss.
December 21, 1989.

Personally appeared the above named
VINTON ALAN LOVENESS for himself and
V.A. LOVENESS as attorney-in-fact for
VICKI SUE ROGAL and KATHY ADAIR ROGERS
and acknowledged the foregoing instrument to be his THEIR voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of _____) ss. Atty. Fact

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

VINTON ALAN LOVENESS, VICKI SUE ROGAL and KATHY ADAIR ROGERS
Box 177
Adin, CA 96006
GRANTOR'S NAME AND ADDRESS

I. F. RODGERS & SONS
Route 2, Box 752
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

I. F. RODGERS & SONS
Route 2, Box 752
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

I. F. RODGERS & SONS
Route 2, Box 752
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of _____) ss.

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

PARCEL 1: Deleted

PARCEL 2:

The SW1/4 SW1/4 of Section 13, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4113 00000 03000
(covers other property)

PARCEL 3:

The W1/2 NE1/4 SW1/4 and SE1/4 NE1/4 SW1/4 of Section 30, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4013 03000 00700

PARCEL 4:

Government Lot 4 and the SE1/4 of the SW1/4 of Section 30, Township 40 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SW1/4 NE1/4; the E1/2 NW1/4; Government Lot 1; and the N1/2 of the SE1/4 of Section 31, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

A tract of land situated in Section 31, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the SE1/4 NE1/4 of said Section 31 from which point the Southeast corner of said SE1/4 NE1/4 bears South 89 degrees 28' 07" East, 1061.26 feet; thence the following courses and distances; South 18 degrees 44' 08" East 590.47 feet; South 23 degrees 04' 51" East, 385.43 feet; South 20 degrees 08' 02" East, 275.85 feet; South 01 degrees 01' 00" East, 153.92 feet to a point on the North Line of Lot 7 of said Section 31; thence North 89 degrees 31' 10" West on said North Line, 663.22 feet; thence leaving said North Line on the following courses and distances: North 61 degrees 11' 14" West, 165.10 feet; North 29 degrees 33' 57" West, 284.64 feet; North 40 degrees 30' 09" West, 181.16 feet; North 53 degrees 21' 02" West, 141.88 feet; North 76 degrees 48' 07" West, 611.43 feet; North 07 degrees 51' 21" West, 213.86 feet; North 24 degrees 14' 23" West 611.89 feet; North 10 degrees 03' 08" West, 254.20 feet; North 23 degrees 20' 05" West, 133.80 feet; North 10 degrees 15' 35" West, 294.26 feet; North 05 degrees 49' 53" East, 286.90 feet; North 14 degrees 52' 21" West, 307.33 feet; North 81 degrees 42' 04" East, 246.78 feet; South 41 degrees 01' 39" East, 209.85 feet; South 57 degrees 28' 17" East, 1075.61 feet; South 50 degrees 45' 53" East,

327.70 feet to a point on the West Line of said SE1/4 NE1/4; thence South 00 degrees 57' 48" East on said West Line, 472.33 feet to the Southwest corner of said SE1/4 NE1/4; thence South 89 degrees 28' 07" East on the South Line of said SE1/4 NE1/4, 266.02 feet to the point of beginning. (1988 Pope)

The NW1/4 SE1/4 and the S1/2 SE1/4 of Section 32 Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SW1/4 SW1/4 and beginning at a point at the Northwest corner of the SE1/4 SW1/4; thence diagonally Southeasterly to the Southeast corner of the SE1/4 SW1/4; thence Westerly along the South boundary of the SE1/4 SW1/4 to the Southwest corner of the SE1/4 SW1/4; thence Northerly along the West boundary of the SE1/4 SW1/4 to the point of beginning, in Section 33, Township 40 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 NE1/4 of Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 2, in Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SW1/4 NE1/4; Government Lot 4; the S1/2 NW1/4; and the S1/2 of Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

All of Section 3, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 1, 2 and 3; the S1/2 NE1/4; the SE1/4 NW1/4; and the SE1/4 of Section 4, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 4; the SW1/4 NE1/4; and the SW1/4 of Section 4, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 1, 2, and 3; the S1/2 NE1/4; the SE1/4 NW1/4 and the N1/2 SE1/4 of Section 5 Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The E1/2 NE1/4 of Section 8, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4 of Section 9, Township 41 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4; the E1/2 W1/2; and the S1/2 SE1/4 of Section 9 Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2 SE1/4 of Section 9, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2; and the SW1/4 of Section 10, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 of Section 10, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

All of Section 11, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 W1/2 of Section 12 Township 41 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4; the NW1/4 SW1/4 of Section 13, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4; the NW1/4 NW1/4; the S1/2 NW1/4; and the S1/2 of Section 14, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point on the Northwest corner of SE1/4 SE1/4; thence Easterly along the North Boundary of SE1/4 SE1/4 to the Northeast corner of SE1/4 SE1/4; thence Southerly to the Southeast corner of SE1/4 SE1/4; thence Diagonally Northwesterly to the point of beginning; Section 15, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4; the E1/2 NW1/4; the N1/2 SE1/4 of Section 15, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4; the NE1/4 SW1/4 and beginning at a point at the Northwesterly corner of the NW1/4 SW1/4; thence Easterly along the North boundary of the NW1/4 SW1/4 to the Northeast corner of the NW1/4 SW1/4; thence Southerly to the Southeast corner of the NW1/4 SW1/4; thence diagonally Northwesterly to the point of beginning of Section 15, Township 41 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 1; and beginning at the the Northwest corner of SE1/4 NE1/4; thence Easterly along the North boundary of the SE1/4 NE1/4 to the Northeast corner of the SE1/4 NE1/4; thence Southerly to the Southeast corner of the SE1/4 NE1/4; thence diagonally Northwesterly to the point of beginning. Also beginning at a point at the Northwest corner of the NW1/4 NE1/4; thence Easterly along the North boundary of the NW1/4 NE1/4; to the Northeast corner of the NW1/4 NE1/4; thence Southerly to the Southeast corner of the NW1/4 NE1/4; thence diagonally Northwesterly to the point of beginning, Section 16 Township 41 South Range 13, East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 NE1/4 NE1/4 SW1/4, the NW1/4 NE1/4 NE1/4 SW1/4 and the SW1/4 NE1/4 NE1/4 SW1/4 of Section 30, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4013 00000 08300	4013 00000 08700
(covers other property)	
4013 00000 08900	
4013 03000 00800	4113 00000 00500
4113 00000 00700	4113 00000 00900
4113 00000 01000	4113 00000 01100
4113 00000 01200	4113 00000 01300
4113 00000 01700	4113 00000 01800
4113 00000 01900	4113 00000 02000
4113 00000 02100	4113 00000 02200
4113 00000 02300	4113 00000 02400
4113 00000 02900	
(covers other property)	
4113 00000 03200	4113 00000 03300
4113 00000 03700	4113 00000 03800
4113 00000 03900	
4013 03000 00600	

1. 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.
2. The premises herein described have been classified as Reforestation Land and is subject to the payment of a yield tax immediately prior to harvesting of any forest crop. Upon declassification as Reforestation Land an additional tax may be levied.
(Acct. No. 4113 00000 01200)
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Langell Valley Irrigation District.
5. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Pope Reservoir.
6. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: December 20, 1963
Volume: 350, page 31, Deed Records of Klamath County, Oregon
In favor of: United States of America
For: access road
7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: December 8, 1965
Recorded: January 1, 1966
Volume: M66, page 111, Microfilm Records of Klamath County, Oregon
In Favor of: United States of America
For: Transmission Line Easement
Affects: Portions of Sections 30 and 31, Township 40 South, Range 13
East of the Willamette Meridian
8. An easement created by instrument, subject to the terms and provisions thereof,
Dated: February 9, 1966
Recorded: March 7, 1966
Volume: M66, page 1880, Microfilm Records of Klamath County, Oregon
In Favor of: Portland General Electric Company, an Oregon corporation
For: Electric transmission line
Affects: Portions of Sections 30 and 31, Township 40 South, Range 13
East of the Willamette Meridian

9. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: September 1, 1966
 Recorded: September 21, 1966
 Volume: M66, page 9375, Microfilm Records of Klamath County, Oregon
 In Favor of: United States of America and Portland General Electric Company, an Oregon corporation
 For: Access Road Easement
 Affects: Portions of Sections 30 and 31, Township 40 South, Range 13 East of the Willamette Meridian
10. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: June 5, 1967
 Recorded: June 5, 1967
 Volume: M67, page 5498, Microfilm Records of Klamath County, Oregon
 In Favor of: Pacific Power & Light Company
 For: Right of Way Easement 100 feet in width
 Affects: Portions of Sections 30 and 31, Township 40 South, Range 13 East of the Willamette Meridian
11. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: June 10, 1968
 Recorded: September 6, 1968
 Volume: M68, page 8104, Microfilm Records of Klamath County, Oregon
 In Favor of: United States of America
 For: Access Road Easement
 Affects: Affects Portions of Sections 30 and 31, Township 40 South, Range 12 East of the Willamette Meridian
12. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: June 22, 1979
 Recorded: July 23, 1979
 Volume: M79, page 17423, Microfilm Records of Klamath County, Oregon
 In Favor of: Pacific Power & Light Company
 For: Right of Way Easement 145 feet in width
 Affects: Portions of Sections 30 and 31, Township 40 South, Range 13 East of the Willamette meridian
13. Lack of insurable access to and from the land.
14. Easement, subject to the terms and provisions thereof, dated December 21, 1989, Recorded December 22, 1989, Volume M89, Page 24740, in favor of Loren Loveness and Elsie Loveness, for a 30-foot wide access road.

State of Oregon, County of Klamath
 Recorded 07/20/00, at 3:36 PM
 In Vol. M00 Page 26688
 Linda Smith,
 County Clerk Fee \$ 51.00