



After recording return to:

Bill J. Graham
23939 Holl Road
Malin, OR 97632

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

Bill J. Graham
23939 Holl Road
Malin, OR 97632

Escrow No. 01071551

Title No. K-57567

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 54848

State of Oregon, County of Klamath

Recorded 09/26/2002 2:37 p. m.

Vol M02, Pg 54848-51

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

'02 SEP 26 PM2:37

STATUTORY WARRANTY DEED

HARLAN K. LOVENESS and BETTY J. LOVENESS, Grantor, conveys and warrants to BILL J. GRAHAM and CAROL L. GRAHAM, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

For legal description see Exhibit "A" attached hereto and by reference made a part hereof.

This property is free of liens and encumbrances, EXCEPT:
See Exhibit "B" attached hereto and by reference made a part hereof.

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.

The true consideration for this conveyance is \$197,000.00 paid to an accommodator pursuant to a 1031 tax deferred exchange (Here comply with the requirements of ORS 93.030)

Dated this 25th day of September, 2002

Harlan K. Loveness

Betty J. Loveness

STATE OF OREGON

County of Clackamas

} ss.

This instrument was acknowledged before me on this 25th day of September, 2002
by HARLAN K. LOVENESS and BETTY J. LOVENESS.

Frances E Miller

Notary Public for Oregon

My commission expires: 2/21/03



K36'

A tract of land situated in the SW $\frac{1}{4}$ of Section 18 and the NW $\frac{1}{4}$ of Section 19, all in Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the $\frac{1}{4}$ corner common to said Sections 18 and 19; thence N $00^{\circ}08'16''$ E, along the North-South center section line of said Section 18, 984 feet, more or less, to a $\frac{5}{8}$ " iron pin with a Tru-Line Surveying plastic cap, from which the N $\frac{1}{4}$ corner of said Section 18 bears N $00^{\circ}08'16''$ E 4332.68 feet; thence West 450.46 feet to a $\frac{5}{8}$ " iron pin with a Tru-Line Surveying plastic cap; thence North 250.00 feet to a $\frac{5}{8}$ " iron pin with a Tru-Line Surveying plastic cap; thence West 825.00 feet to a $\frac{5}{8}$ " iron pin with a Tru-Line Surveying plastic cap; thence South 300.00 feet to a $\frac{5}{8}$ " iron pin; thence West 720.00 feet to a $\frac{5}{8}$ " iron pin; thence North 720.00 feet; thence S $89^{\circ}56'49''$ W 940.32 feet to a point 60.00 feet East of the West line of said Section 18; thence S $00^{\circ}01'04''$ W, parallel to said Section line, 742 feet, more or less, to the center line of an irrigation canal; thence Southeasterly, along said canal center line, 3180 feet, more or less, to a point on the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 19; thence East 900 feet, more or less to the CN $\frac{1}{16}$ corner of said Section 19; thence Northerly 1348 feet, more or less, to the point of beginning.

2002-03

1. Taxes for the fiscal year ~~2001-2002~~ a lien not yet payable.
2. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
4. Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Any unpaid charges or assessments of the Shasta View Irrigation District.
6. Right of Way for Airstrip as disclosed by Klamath County Assessor's Office map.
7. An easement reserved in a deed, including the terms and provisions thereof;

Recorded	: March 4, 1931 in Volume 84, page 547, Deed records of Klamath County, Oregon
From	: Richard L. Masten and Hildreth T. Masten
To	: LaVon E. Gottfried
For	: a perpetual easement right for the purpose of carrying off drainage water from E ½ NW ¼ and Lots 2, 3 & 4 of Sec. 19 across Lot 1 of Sec. 19
8. An easement created by instrument, including the terms and provisions thereof;

Recorded	: August 1, 1942 in Volume 149, page 61, Deed records of Klamath County, Oregon
Favor of	: The Pacific Telephone and Telegraph Company
For	: pole and anchor
Affects	: NE ¼ NW ¼ Sec. 19
9. An easement created by instrument, including the terms and provisions thereof;

Recorded	: August 1, 1942 in Volume 149, page 62, Deed records of Klamath County, Oregon
Favor of	: The Pacific Telephone and Telegraph Company
For	: pole and anchor
Affects	: W ½ Sec. 18
10. An easement created by instrument, including the terms and provisions thereof;

Recorded	: September 21, 1946 in Volume 196, page 77, Deed records of Klamath County, Oregon
Favor of	: The California Oregon Power Company
For	: pole and wire line
Affects	: NW ¼ SW ¼ Sec. 18
11. An easement created by instrument, including the terms and provisions thereof;

Recorded	: January 4, 1951 in Volume 244, page 353, Deed records of Klamath County, Oregon
Favor of	: The California Oregon Power Company
For	: 10' wide pole and wire line
Affects	: SW ¼ Sec. 18
12. An easement created by instrument, including the terms and provisions thereof;

Recorded	: September 8, 1966 in Volume M66, page 8992, Deed records of Klamath County, Oregon
Favor of	: Ronald E. Loveness and Mary Lou Loveness
For	: 20' wide strip of land for road purposes
Affects	: Lots 3 and 4, Sec. 18
13. An easement created by instrument, including the terms and provisions thereof;

Recorded	: March 21, 1975 in Volume M75, page 3218, Deed records of Klamath County, Oregon
Favor of	: Loren E. Loveness and Linda L. Loveness
For	: 40' wide strip of land for road purposes

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

Recorded : April 25, 1977 in Volume M77, page 6976, Deed records of Klamath County, Oregon
Favor of : Pacific Power & Light Company, a corporation
For : 10' wide electric transmission line
Affects : NW ¼ NW ¼ Sec. 19

15. Major Land Partition Creation of a Private Road, including the terms and provisions thereof,

Dated : October 30, 1989
Recorded : November 2, 1989 in Volume M89, page 21172, Deed records of Klamath County, Oregon
Between : Loyal H. Loveness etal
For : 30' wide roadway easement
Affects : Sec. 18

16. Major Land Partition Creation of a Private Road, including the terms and provisions thereof,

Dated : October 30, 1989
Recorded : November 2, 1989 in Volume M89, page 21177, Deed records of Klamath County, Oregon
Between : Loyal H. Loveness etal
For : 30' wide roadway easement
Affects : SW ¼ Sec. 18

17. Agreement, including the terms and provisions thereof,

Recorded : December 14, 1990 in Volume M90, page 24793, Deed records of Klamath County, Oregon
Between : Vinton Alan Loveness etal; Loren Loveness etal; and Loyal H. Loveness Trustee etal
For : relocation of road easement