

K-32165

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Vol. 79 Page 21398

STATUTORY WARRANTY DEED

DONALD G. MICKA and ELSIE MICKA, husband and wife, Grantors, convey and warrant to RODNEY R. LYON and MARIE M. LYON, husband and wife, each as to an undivided one-half interest, as tenants in common and not as tenants by the entirety, Grantee, the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

- SE 1/4 SE 1/4 of Section 34 Township 40 South, Range 12 East of the Willamette Meridian.
- SW 1/4 SW 1/4 of Section 35 Township 40 South, Range 12 East of the Willamette Meridian.
- W 1/2 NW 1/4 of Section 2, Township 41 South, Range 12 East of the Willamette Meridian.

Subject to and excepting:

(a) Rules, regulations, lien, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation.

(b) Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, easements, contracts, water and irrigation right in connection therewith.

(c) Right of way easements, including the terms and provisions thereof, from John D. McAuliffe and Marie McAuliffe, to The Pacific Telephone and Telegraph Company, a California corporation dated May 18, 1942, recorded August 1, 1942, in Volume 149, Page 67, Deed Records of Klamath County, Oregon.

(d) Grant of right of way, including the terms and provisions thereof, given by Arnold G. Scott and Clara A. Scott, husband and wife, to The California Oregon Power Company, a California corporation, dated March 10, 1948, recorded March 18, 1948, in Deed Volume 218, Page 217, records of Klamath County, Oregon.

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(e) Grant of right of way, including the terms and provisions thereof, given by Arnold G. Scott and Clara A. Scott, husband and wife, to The California Oregon Power Company, a California corporation, dated May 26, 1949 recorded June 2, 1949, in Deed Volume 231, Page 390, records of Klamath County, Oregon.

(f) Grant of right of way, including the terms and provisions thereof, given by Arnold G. Scott and Clara A. Scott, husband and wife, to The California Oregon Power Company, a California corporation, dated November 7, 1960, recorded November 18, 1960, in Deed Volume 325, Page 371, records of Klamath County, Oregon.

(g) Right of Way, including the terms and provisions thereof, given by Harold L. Kniskern and Alba Kniskern, husband and wife, to Shasta View Irrigation District of Klamath County, Oregon, dated August 1, 1971, recorded August 7, 1972, in Volume M-72, Page 8692, Microfilm records of Klamath County, Oregon.

The true and actual consideration for this conveyance is property other than cash.

Until a change is requested, all tax statements are to be sent to the following address: Star Rt. Box 112B, Malin, Oregon 97632

Dated this 7th day of September, 1979.

Donald G. Micka

Elsie Micka

STATE OF OREGON )

County of Klamath )

On the date last above written, personally appeared DONALD G. MICKA and ELSIE MICKA, and acknowledged this instrument to be their voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON

My Commission Expires: 8/29/81

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of SEPTEMBER A.D., 19 79 at 4:11 o'clock P.M., and duly recorded in Vol. M 79 of DEEDS on Page 21398.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Bernice A. Helton Deputy