

80485

-WARRANTY DEED-

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DONALD E. MCGHEHEY and GRACE G. MCGHEHEY, husband and wife, Grantors, convey and warrant to Edgar J. Blodgett Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 6, Block 6 LAWANDA HILLS NO. 2, TRACT 1149, Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land; (2) An easement created by instrument, including the terms and provisions thereof, recorded in Book 96 at page 476, Deed Records, in favor of California Oregon Power Company for transmission and distribution of electricity over W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ and Part of Lot 2, Sec. 23, Twp. 39 S., R 8 EWM; (3) Right of way granted to Plevna Improvement District, including the terms and provisions thereof, as recorded in Book 54 at page 25, Deed Records, over the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23; (4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Plevna Improvement District; (5) Rights of the public in and to any portion of the above-described property lying within the limits of roads or highways; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is FIFTEEN THOUSAND DOLLARS, (\$15,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: 707 Del Fatti Lane Klamath Falls, Oregon 97601

DATED this 30th day of July, 1979.

Donald E. McGhehey
Grace McGhehey

STATE OF IdahoCounty of Elmoress. July 30, 1979.

Personally appeared the above-named DONALD E. MCGHEHEY and GRACE G. MCGHEHEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Herbert Schmitt
Notary Public for Oregon
My Commission expires: 3-14-81

Return to:
Ed Blodgett
707 Del Fatti Lane
Klamath Falls, Or
97601

WILLIAM P. BRANDSNESS

ATTORNEY AT LAW

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 8th day of February A.D., 1980 at 4:09 o'clock P.M., and duly recorded in Vol. M80 of Deeds on Page 2622.

FEE \$3.50

WM. D. MILNE, County Clerk

By Bernetha Schmitt Deputy

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