

12122A

-WARRANTY DEED-

DONALD E. MCGHEHEY and GRACE G. MCGHEHEY, husband and wife,  
grantors, convey and warrant to A. M. WARMERDAM, Grantee, an undivided  
one-half interest, and JOHN VAN RUITEN, Grantee, an undivided one-half  
interest, in the following described real property, free of encumbran-  
ces, except as specifically set forth herein:

Lots 1, 2, 3, and 4 in Section 10, Township 40 South, Range 8  
East of the Willamette Meridian, EXCEPTING the following portion  
thereof conveyed to Ruth Kerns Ray, by deed recorded on page 583  
of Volume 107, Deeds:

All that part of Section 10, Township 40 South, Range 8 East of  
the Willamette Meridian, described as follows: Beginning at a  
point at which the present boundary fence intersects the meander  
line run on the Easterly border of the tule marsh on the right or  
West bank of the Klamath River, approximately North 14° 5' East  
33.20 chains from the fractional section corner common to Sections  
10 and 15 on the said meander line; thence along the boundary fence  
North 14° 30' East 4.30 chains; thence North 29° East 7.00 chains;  
thence North 26° 15' East 8.75 chains to the said meander line;  
thence back along said meander line South 51° 30' West 1.00 chains;  
thence South 26° 15' West 8.00 chains; thence South 30° 15' West  
7.00 chains; thence South 6° West 4.00 chains, more or less, to the  
point of beginning.

Also, Lot 1 of Section 15 in Township 40 South, Range 8 East of  
the Willamette Meridian, EXCEPTING the following portion thereof  
conveyed to Ruth Kerns Ray by deed recorded on page 583 of Volume  
107 of Deeds:

All that part of Lot 1, Section 15, Township 40 South, Range 8 East  
of the Willamette Meridian, lying South of a line drawn East and  
West from a point 6.69 chains South of the fractional Section corner  
common to Sections 15 and 16, a stone marking the Northwest corner  
of said Lot 1, Section 15;

Also, Lot 1 of Section 11, and Lots 17 and 18 of Section 15 in  
Township 40 South, Range 8 East of the Willamette Meridian;

Also, all that part of Lot 6, Section 11, Township 40 South,  
Range 8 East of the Willamette Meridian, described as follows:  
Beginning at the fractional section corner between Sections 10  
and 11, 6.38 chains South of the Section corner common to Sections  
2, 3, 10 and 11, Township 40 South, Range 8 East of the Willamette  
Meridian; thence North 55° 15' East along the meander line 9.07  
chains to the present boundary fence; thence South 63° 30' West  
8.60 chains along said fence to the section line; thence South 1°  
West 1.55 chains to the point of beginning;

Also, all that part of Section 10, Township 40 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at the fractional section corner between Sections 10 and 11, 6.38 chains South of the section corner common to Sections 2, 3, 10 and 11, Township 40 South, Range 8 East of the Willamette Meridian; thence along the meander line South 67° 15' West 19.80 chains, more or less, to the present boundary fence; thence North 63° 30' East 20.60 chains, more or less, to the section line between Sections 10 and 11; thence South 1° West along the section line, 1.55 chains to the point of beginning;

Also, all that part of Section 10, Township 40 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at the fractional Section corner common to Sections 10 and 15, 27.60 chains East of the Section corner common to Sections 9, 10, 15 and 16, Township 40 South, Range 8 East of the Willamette Meridian; thence West .50 chains to the present boundary fence; thence following said fence North 52° 35' East .40 chains; thence North 14° 30' East along said fence 32.80 chains, more or less, to the meander line run on the East boundary of the tule marsh on the right or West bank of the Klamath River; thence following said meander line South 6° West 14.00 chains; thence South 23° 15' East 7.00 chains; thence South 3° 30' East 8.00 chains; South 65° 45' West 10.45 chains to the point of beginning;

Also, all that part of Section 15, Township 40 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at the fractional section corner common to Section 10 and 15, 27.60 chains East of the corner common to Sections 9, 10, 15 and 16, Township 40 South, Range 8 East of the Willamette Meridian; thence along the meander line South 46° 30' West 20.60 chains; thence South 61° 15' West 15.13 chains, more or less, to the boundary fence at the fractional section corner common to Sections 15 and 16; thence North 1° East .25 chains to a fence corner; thence North 52° 35' East along said boundary fence 34.80 chains, more or less, to the North section line of Section 15; thence East 50 links to the point of beginning.

EXCEPTING THEREFROM any portion of the above described real property lying within the  $N\frac{1}{2}NE\frac{1}{4}$  of Section 10 and the  $N\frac{1}{2}NW\frac{1}{4}$  of Section 11, Township 40 South, Range 8 East of the Willamette Meridian.

EXCEPT: Grantors herein reserve a non-exclusive easement 60' in width for ingress and egress running along the Northwesterly boundary of the above-described property beginning at the county road between Sections 15 and 16 and extending to the South line of Section 2.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; also Agreement recorded December 18, 1967 in Book M-67 at page 9824, Microfilm Records, between Donald E. McGhehey and Grace G. McGhehey, husband and wife, and Pacific Power & Light Company, a corporation; the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute an additional tax may be levied for the last five years or lesser number of years, in which the land was subject to the special land use assessment; 1976-77

**WILLIAM P. BRANDSNESS**

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Fifty Five Thousand and No/100ths (\$55,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: 1412 WEST WOODBRIDGE ROAD

DATED this 4<sup>th</sup> day of December, 1976. LODI, CALIFORNIA  
95240

Donald E. McGhehey  
Grace G. McGhehey

STATE OF OREGON )  
County of Clatsop ) ss.  
~~Klamath~~

Dec 4, 1976.

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:

J. James Woodward  
Notary Public for Oregon  
My Commission expires 1-16-1977

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co

this 20th day of March A. D. 1977 at 8:37 clock A.M., in

fully recorded in Vol. 280, of Deeds on Page 5232

W.D. MILNE, County Clerk

By Bernice Ketch  
Fee \$10.50

*Return*  
Klamath County Title Co.

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