

95883

WARRANTY DEED (INDIVIDUAL)

Vol. 81 Page 2443

LESTER F. MCGHEE

, hereinafter called grantor, convey(s) to

L. J. Blain and Lucille E. Blain,

husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

S&W $\frac{1}{2}$ Lot 14, Section 7, Township 35 South, Range 7 East of the Willamette Meridian EXCEPTING the East 490 feet and EXCEPTING a 15 foot roadway off the South side and a 30 foot roadway off the West side, in the County of Klamath, State of Oregon

Subject to:

- 1) Easement, including terms and provisions thereof to California Oregon Power Company Recorded February 14, 1950 in Deed Vol. 236, page 562 records of Klamath County, Oregon
- 2) Easement, including terms and provisions thereof, to the California Oregon Power Company recorded December 8, 1952 in Deed Vol. 258 page 170 Records of Klamath County, Oregon
- 3) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____ as shown above

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 \$ 25,000.00 *

Dated this 13th day of February, 19 81.

Lester F. McGhee

Lester F. McGhee

STATE OF OREGON, County of Klamath) ss.

February 13th

Lester F. McGhee

, 19 81 personally appeared the above named _____ and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

Donna K. Luteson
DONNA K. LUTESON
NOTARY PUBLIC-OREGON
My Commission Expires 1/24/84

Notary Public for Oregon

My commission expires: _____

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Lester F. McGhee

TO

L. J. Blain and Lucille E. Blain

After Recording Return to:

Mr. and Mrs. L. J. Blain
P. O. Box 651
Chiloquin, Ore.,

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 13th day of February, 19 81, at 10:58 o'clock AM. and recorded in book M81 on page 2443 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Bernetha A. Letsch

Deputy

Fee \$3.50

81 FEB 13 AM 10 58