

HOWARD E. MC GEE, JR. and MARILYN A. MC GEE, husband and wife
HARRY E. MC DONALD and MARY JO MC DONALD, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

SEE ATTACHED EXHIBIT "A"

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 January, 19 84.

Howard E. McGee, Jr.
Marilyn A. McGee

STATE OF OREGON, County of Klamath) ss.

On the 13TH day of January, 19 84 personally appeared the above named
Howard E. McGee, Jr. and Marilyn A. McGee and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. Patke
Notary Public for Oregon
My commission expires: 11-2-86

- * 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)

TO

After Recording Return to:

TAX STATEMENTS TO:
Mr. + Mrs. Harry McDonald
4231 Pepperwood Drive
Klamath Falls, Oregon
97601

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

EXHIBIT "A"

A tract of land located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the Northwest quarter of Section 22; thence North 00° 46' 35" East along the East boundary of the Northwest quarter 523.49 feet to a point; thence North 53° 32' 36" West, 60 feet to a point; thence South 55° 06' 23" West, 753.42 feet to a point; thence South 00° 38' 07" West 130.00 feet to a point; thence North 89° 50' 08" East, 660.58 feet to the point of beginning.

SUBJECT TO:

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

Dated : February 1, 1980
 Recorded : February 8, 1980 Book: M-80 Page: 2613
 In favor of : Eldon D. Nelson and Joan Nelson
 For : A perpetual non-exclusive easement for a 60 foot wide roadway

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

Dated : August 31, 1979
 Recorded : January 3, 1980 Book: M-80 Page: 84
 For : Appurtenant easement described herein.

Addendum dated April 21, 1981, recorded May 1, 1981 in Book M-81 at page 7770, Microfilm Records.

3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$5,900.00

Dated : October 11, 1982
 Recorded : October 15, 1982 Book: M-82 Page: 13761
 Trustor : Howard E. McGee, Jr. and Marilyn A. McGee, husband and wife
 Trustee : Neal H. Bell
 Beneficiary : Pacific West Mortgage Co., an Oregon Corporation

The above trust deed was assigned by instrument

Recorded : December 6, 1982 Book: M-82 Page: 17149
 To : Gerald F. Burrell or Dollie A. Burrell

which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 16th day of Jan A.D. 19 84
 at 3:40 o'clock P M, and duly
 recorded in Vol. M84 of Deer's
 age 846

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00