

46573

ATC-8-28500

WARRANTY DEED (INDIVIDUAL) Vol. 1885 Page 3348

RAY W. TURNER and MINDA TURNER, husband and wife

MICHAEL L. McKOEN and LINDA M. McKOEN, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the CountyThe SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.TOGETHER WITH a $\frac{1}{2}$ interest in a 60 foot roadway running North and South along the Section line between Sections 26 and 27 that is adjacent to the above described property.

EXCEPTING THEREFROM any portion of said land lying within the U.S.B.R. Canal located in the South portion of said land and the Northerly portion of said land.

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 \$ 155,000.00 *

Dated this 6th day of March, 19 85.

Ray W. Turner
Minda D. Turner

STATE OF OREGON, County of Klamath) ss.

On this 6th day of March

Ray W. Turner and Minda Turner, 19 85 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Susan
Notary Public for Oregon

My commission expires: 6/2/88

- * 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)

Ray W. Turner

Minda Turner

TO

Michael L. McKoen

Linda M. McKoen

After Recording Return to:

Mr. & Mrs. Michael L. McKoen

P.O. Box 411

Merrill, Oregon

SEND TAX STATEMENTS TO:

Mr. & Mrs. Michael L. McKoen

Rt 1 Box 657X Hill Road

Klamath Falls, Ore. 97603

Form No. 0-960
(Previous Form No. TA 16)

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 Title Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
 3. Easement, including the terms and provisions thereof,
 For : Right of way for transmission and distribution of electricity
 To : California Oregon Power Company
 Recorded : December 30, 1924
 Book : 65
 Page : 125
 (Affects N $\frac{1}{2}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 27, Twp 40 S., R 10 EWM)
 4. Easement, including the terms and provisions thereof,
 For : Right of way 175 feet in width for an electric transmission line
 To : Pacific Power & Light Company
 Recorded : May 5, 1978
 Book : M-78
 Page : 9153
 5. Subject to the roadway maintenance agreement as disclosed by instrument recorded March 15, 1976 in Book M-76 at page 3690, between Ray W. Turner and Minda Turner, husband and wife and William F. Hill and Shirley C. Hill.
 6. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.
- Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District".
7. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 6th day of March A.D. 19 85
 at 3:40 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
 Page 3348

EVELYN BIEHN, County Clerk

By *Ron Smith* Deputy

Fee 9.00