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MTC-14558

Ret + Until a change is requested, all tax statements shall be sent to the following address: Klamath Falls, OR 97601

910 Main St
Klamath Falls, OR 97601

WARRANTY DEED

KENNETH L. MCGINNIS and MARY L. MCGINNIS, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto DAVID L. NEESE and KATHY L. NEESE, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the SW-1/4 NW-1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 00°14'00" West 30.00 feet and South 89°46'00" East 28.40 feet from the Northwest corner of the SW-1/4 NW-1/4 of said Section 15, thence South 29°15'44" East 333.76 feet along the Easterly bank of the Malin Irrigation District Low Line Canal to the true point of beginning of this description, thence South 89°46'00" East 305.20 feet, thence South 00°10'00" West 120.50 feet, thence South 89°46'00" East 53.50 feet to the Northwest corner of that parcel of land described in Deed Volume M72, page 10615, thence South 0°14'00" West 69 feet to the Southwest corner of that same parcel as described in Deed Volume M72, page 10615, thence North 89°46'00" West 528.72 feet to a point on the Easterly bank of the Malin Irrigation District Low Line Canal, thence North 8°14'00" East along said Easterly bank 71.17 feet; thence continuing along said Easterly bank North 10°16'00" West 101.00 feet; thence North 29°16'00" West 18.74 feet more or less to the true point of beginning.

SUBJECT TO: (1) City liens, if any due to the City of Malin.

(2) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Malin Irrigation District.

(4) Reservations and restrictions as contained in Deed from Malin Townsite Company to Lee Martin recorded November 16, 1937 in Volume 113, page 79, Microfilm Records of Klamath County, Oregon.

(5) Reservations or exceptions in patents or in acts authorizing the issuance thereof.

WARRANTY DEED

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(6) Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

(7) Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.

(8) Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$10,000.00.

PLEASE NOTE:

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.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 5th day of April, 1985.

Kenneth L. McGinnis
Kenneth L. McGinnis

Mary L. McGinnis
Mary L. McGinnis

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 5th day of April, 1985, personally appeared the above-named KENNETH L. MCGINNIS and MARY L. MCGINNIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Darlene J. Tucker
Notary Public for Oregon
My Commission Expires: 6-16-88

(S E A L)

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 5th day of April A.D., 1985 at 2:26 o'clock P M, and duly recorded in Vol M85, of Deeds on page 5002.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 9.00

by: Ann Smith, Deputy