

DONALD E. MCGHEHEY and GRACE G. MCGHEHEY, husband and wife, Grantors, convey and warrant to DANIEL LEE EDDY Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 4, Block 6 LAWANDA HILLS NO. 2, TRACT 1149, Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes dis-qualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land; (2) An easement created by instrument, including the terms and provisions thereof, recorded in Book 96 at page 476, Deed Records, in favor of California Oregon Power Company for transmission and distribution of electricity over W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ and Part of Lot 2, Sec. 23, Twp. 39 S., R 8 EWM; (3) Right of way granted to Plevna Improvement Dis- trict, including the terms and provisions thereof, as recorded in Book 54 at page 25, Deed Records, over the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23; (4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Plevna Improvement District; (5) Rights of the public in and to any portion of the above- described property lying within the limits of roads or highways; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirty-nine thousand five hundred (\$39,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

DATED this 17th day of January, 1980.

Donald E. McGhehey
DONALD E. MCGHEHEY
Grace G. McGhehey
GRACE G. MCGHEHEY

STATE OF Ore }
County of Klamath } ss. January 17, 1980.

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:

Nancy Dean
Notary Public for Oregon
My Commission expires: 1-26-84

Ret. K.C.T.C.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of November A.D., 19 85 at 9:16 o'clock A M., and duly recorded in Vol. M85 of Deeds on Page 17971.

FEE \$5.00

By Evelyn Biehn County Clerk
Pam