Vol. Mgn Page 15205 Keith L. Rice, Jr. and Jean M. Rice, Grantors, convey and warrant to Michael K. Carter and Janice M. Carter, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

A tract of land situated in the NW\s\\ of Section 20, Township 40 S, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as

That portion of the NW\4SW\2 of said Section 20, lying southwesterly of the U.S.B.R. "C" Canal containing 6 acres more or less and subject to the county road (Cheyne Road) right of way along the westerly boundary.

SUBJECT TO AND EXCEPTING:

(1) Taxes for the fiscal year 1987-1988, a lien, not yet due and payable; (2) rights of the public in and to any portion of the herein described premises lying with the limits of streets, roads or highways; (3) the premises herein described are within and subject to the statutory powers including the power within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District; (4) the premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District; (5) if the land is disqualified for the special assessment as Farm Use Land under the statute, an additional tax may be levied; in addition thereto, a penalty may be levied if notice of disqualification is not timely given; (6) an easement created by instrument, subject to the terms and provisions thereof dated November 7, 1938, recorded November 18, 1938, in Volume 118, page 545, Deed Records of Klamath County, Oregon, in favor of the California-Oregon Power Company for a 10 foot wide electric transmission line across the NW4SW4 of Section 20; (7) the rules and regulations of Subdivision Ordinance No. 40, Klamath County, Oregon, as revised January 23, 1979.

The true and actual consideration for this conveyance is \$20,500.00.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to

Until a change is requested, all tax statements shall be mailed to Grantee at: Rt. 1, Box 620B, Klamath Falls, OR 97603.

DATED this 347 day of August, 1987.

1101477

STATE OF OREGON

SS.

County of Klamath

Personally appeared the above-named Keith L. Rice, Jr. and Jean M. Rice and acknowledged the foregoing instrument to be their voluntary act. Before me: A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW 411 PINE STREET KLAMATH FALLS, OREGON 97601

Mala Notary Public for Oregon My Commission expires:

WARRANTY DEED 87-08-14a (PROP12)

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STATE OF OREGON, ss. County of Klamath

Filed for record at request of:

Mountain Title Company on this 2.4th day of August A.D., 19 87 at 2:59 o'clock P M. and duly recorded in Vol. M87 of Deeds Page 15205 Evelyn Biehn County Clerk
By Deputy.

Fee, \$14.00

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Notary Profile for Oregon