

WARRANT DEED-

Volume 90 Page 20974

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

Lot 1, Block 6 LEWANDA 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 NW $\frac{1}{4}$, SE $\frac{1}{4}$, NW $\frac{1}{4}$ and Part of Lot 2, Sec. 23, Twp. 39 S., R. 8 E. W. 4; (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 Thirteen Thousand Five Hundred (\$13,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Greg F. Milani and return below

DATED this 6th day of February, 1981.

Donald E. McGhehey
Donald E. McGhehey
Grace G. McGhehey
Grace G. McGhehey

STATE OF IDAHO ss. February, 1981.
County of Elmore

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:

Frank Peterson
Notary Public for Oregon
My Commission expires: 10-25-82

Return to:
Greg F. Milani
1402 Boardman
Klamath Falls, OR 97601

WILLIAM H. BRADSHAW
ATTORNEY AT LAW
111 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 17th day of Oct. A.D. 1990
at 3:05 o'clock P. M. and duly recorded
in Vol. M90 of Deeds Page 20974.
Evelyn Biehn County Clerk
By Pauline Mullendore Deputy.

Fee, \$28.00