



## WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01051047

## AFTER RECORDING RETURN TO:

Mr. & Mrs. Eric McGehey  
3415 Cross Roads  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ROBERT TATE WEBSTER AND CAROLE WEBSTER, as tenants by the  
entirety hereinafter called GRANTOR(S), convey(s) and warrants  
to ERIC S. MCGHEHEY AND JENNIFER A. MCGHEHEY, Husband and Wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

gm  
EM  
"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 VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

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  
\$104,900.00

In construing this deed and where the context so requires, the  
singular includes the plural.

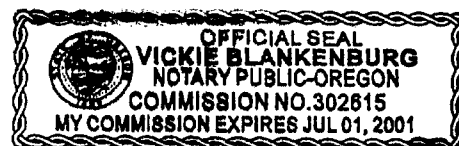
IN WITNESS WHEREOF the grantor has executed this instrument  
this 6th day of April, 2000.

Robert Tate Webster  
by Carole Webster as his attorney in fact  
STATE OF OREGON, County of Klamath ss.

On April 6, 2000, personally appeared

Before me who personally appeared  
above named Robert Tate Webster by Carole Webster as his attorney in fact  
and Carole Webster who acknowledged the foregoing instrument to be her  
voluntary act and deed.

Vickie Blankenburg  
Notary Public for OREGON  
My Commission Expires: 7-01-2001



## EXHIBIT "A"

Beginning from the corner of Sections 3, 4, 9 and 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, this being the pin South of Monument #3, as set by the Lovejoy Survey filed as Klamath County Survey #272; thence North 89 degrees 50' 30" East, a distance of 1314.24 feet to an iron pin; this being the pin South of Monument #4 of said Lovejoy Survey; thence North 89 degrees 50' 30" East, a distance of 1296.6 feet to a point; thence North 0 degrees 11' 30" West, a distance of 30 feet to the true point of beginning of this description; thence North 0 degrees 11' 30" West, a distance of 334.0 feet to a point; thence North 89 degrees 50' 30" East, a distance of 186.0 feet, more or less to the West boundary of K.I.D. right of way for the E-5-2 Lateral; thence Southerly along the West boundary of said E-5-2 Lateral, as now constructed on the ground, to a point that is North 89 degrees 50' 30" East, 78.0 feet, more or less, from the true point of beginning; thence South 89 degrees 50' 30" West, a distance of 78.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM any portion of the above described property which may lie within the boundaries of the right of way of the Oregon State Highway #432.

CODE 164 MAP 4009-300 TL 2100

State of Oregon, County of Klamath  
Recorded 04/10/00, at 3:36 p. m.  
In Vol. M00 Page 11684  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>