

KNOW ALL MEN BY THESE PRESENTS, That

WESTERN BANK, An Oregon Banking Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KEITH E. MCCLUNG

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of Tract 32 of Enterprise Tracts, more particularly described as follows:

BEGINNING at a point on the South line of Shasta Way which bears South 89°54' West a distance of 556.85 feet from the Northeast corner of said Tract 32; thence South 0°06' East, at right angles to Shasta Way, a distance of 150.0 feet to a point; thence South 89°54' West, parallel with Shasta Way, a distance of 110.5 feet to a point on the Southeasterly boundary line of Avalon Street; thence North 30°38½' East, along said Southeasterly boundary line, a distance of 69.9 feet to a point; thence Northerly along the arc of a curve having a long chord which bears North 15°16' East a distance of 96.68 feet to the South line of Shasta Way; thence North 89°54' East, along the South line of Shasta Way, a distance of 50.0 feet, more or less to the point of beginning.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land;

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above an further subject to liens and assessments of Klamath Project and Klamath Irrigation District;

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$68,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of February, 1983, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

WESTERN BANK, An Oregon Banking Corp.

by:

by:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of COOS February 15th, 1983.

Personally appeared F. L. Servoss

M. L. Sickels

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the Assistant Secretary of Western Bank

an Oregon Banking Corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

P. O. Box 255
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18 day of Feb., 1983 at 11:26 o'clock A.M., and recorded in book/reel/volume No. MB3 on page 2615 or as document/fee/file/instrument/microfilm No. 20619, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Deputy

Fee \$4.00