

KLAMATH COUNTY TITLE COMPANY

 K-41131
 STATUTORY WARRANTY DEED
 (Individual or Corporation)

LEE HIGGINS, JR. AND KATHERINE E. HIGGINS

conveys and warrants to ***MICHAEL O. MC CLELLAN AND MARGARET L. MC CLELLAN, husband and wife***, Grantor.

the following described real property in the County of Klamath and State of Oregon, Grantee.
 A parcel of land situated in the S $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of Summers Lane which bears N. 01°12' W. a distance of 225.8 feet and N. 88°57' E. a distance of 30.0 feet from the West quarter corner of said Section 11; thence continuing N. 88°57' E. a distance of 123.0 feet; thence N. 01°12' W. a distance of 75.6 feet to the South line of Winter Avenue; thence S. 88°57' W. along said South line a distance of 123.0 feet to its intersection with the East line of Summers Lane; thence S. 01°12' E. along said East line a distance of 75.6 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

Subject to Easements and rights of way of record and apparent on the land.

The true consideration for this conveyance is \$ 27,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

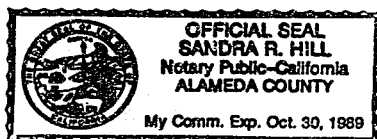
DATED this 17th day of January 19 89. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Lee Higgins Jr.
 LEE HIGGINS, JR.
Katherine E. Higgins
 KATHERINE E. HIGGINS

California
 STATE OF OREGON, County of Alameda)ss.
 The foregoing instrument was acknowledged before me
 this 25th day of January 19 89
 by Lee Higgins, Jr. and
Katherine E. Higgins

Sandra R. Hill
 Notary Public for Oregon
 My commission expires: California

After recording return to:



NAME, ADDRESS, ZIP

 Until a change is requested all tax statements shall be sent to the following address: & Return
 Mr. & Mrs. Michael O. McClellan
 3703 Summers Lane
 Klamath Falls, Oregon 97603

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

Notary Public for Oregon

 STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Co.
 on this 31st day of Jan. A.D., 19 89
 at 8:54 o'clock A.M. and duly recorded
 in Vol. M89 of Deeds Page 1909
 Evelyn Biehn County Clerk
 By Dorlene Mullins

Fee, \$8.00

Deputy.

89 JAN 31 AM 8 54