

BENNETT G. BROWN and JANICE I. BROWN, husband and wife, Grantors, hereby convey and specially warrant to BEVERLY J. McCLUNG, Grantee, the following described real property located in Klamath County, Oregon, free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89, on the Southerly line of said Lot 4, North 71° 16' 48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10° 00' 00" East 347.80 feet, South 82° 39' 00" East 112.57 feet and North 07° 21' 00" East, 301.05 feet to the North line of said Lot 4; thence South 89° 54' 00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00° 01' 00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71° 16' 48" East 177.06 feet, more or less, to the point of beginning, with bearings based on Survey No. 4824, as filed in the office of Klamath County Surveyor.

This true consideration for this conveyance is \$75,000.00.

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 verify approved uses.

DATED this 23RD day of July, 1991.

GRANTORS:

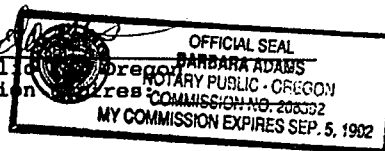
Bennett G. Brown
 Bennett G. Brown

Janice I. Brown
 Janice I. Brown

STATE OF OREGON)
) ss.
 County of Klamath)

The foregoing instrument was acknowledged before me this 23RD day of July, 1991, by BENNETT G. BROWN and JANICE I. BROWN, husband and wife, Grantors.

Barbara Adams
 Notary Public
 My Commission Expires



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 22nd day of Oct. A.D. 1991 at 11:04 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 22080.

FEE \$28.00

Evelyn Biehn - County Clerk

By Barbara Adams

Until a change is requested, all tax statements should be sent to
Beverly J. McClung, 8333 Highway 140 East, Klamath Falls, OR 97603.

Ret:

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situated in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30, with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89 degrees 42 1/2' West, 827.1 feet, more or less, and running thence North 89 degrees 42 1/2' East 344.87 feet along said section line to the true point of beginning of this description; thence North 36 degrees 49 1/2' East 163.03 feet, more or less, to a point in a line parallel with and 130.00 feet distant at right angles Northerly from said section line; thence North 89 degrees 42 1/2' East along said parallel line 74.32 feet; thence South 0 degrees 17 1/2' East 130.00 feet, more or less, to a point in the said section line; thence South 89 degrees 42 1/2' West along said section line 172.70 feet, more or less, to the said point of beginning.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day of March A.D., 19 91 at 2:22 o'clock P.M., and duly recorded in Vol. M91 of Mortgages on Page 5098.

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Mullendore

INDEXED

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day of Oct. A.D., 19 91 at 9:47 o'clock A.M., and duly recorded in Vol. M91 of Mortgages on Page 22078.

FEE \$10.00

Evelyn Biehn - County Clerk

By Pauline Mullendore