

WARRANTY DEED

Vol 93 Page 4719

KNOW ALL MEN BY THESE PRESENTS, That Keith E. McClung and Beverly J. McClung

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roger A. Stevens
and Gwyn E. Stevens, Husband and Wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

A tract of land situated in TRACT 19 of JUNCTION ACRES, a duly recorded subdivision situated in the SW1/4 NW1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath county, Oregon, more particularly described as follows:

Parcel 2 of Land Partition 42-92

SUBJECT TO: A 8 foot driveway easement, the East line of which begins at the Southeast corner of said Parcel 2; thence N00 degrees 00' 15" East 90.00 feet.

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 139,000.00

The amount of consideration paid for this transfer, stated in terms of dollars, is \$ 139,000.00
 See CRS 9-3-302

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 5th day of March, 1993; 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.

STATE OF OREGON,
County of Klamath
March 5 1993

and seal affixed by its officers, duly authorized there-
 Keith E. McClung
 Beverly J. McClung

Personally appeared the above named _____
Keith E. McClung and Beverly J. McClung

_____ and acknowledged the foregoing instruments
to be their voluntary act and deed.

Before me: Dee Kray
Notary Public for Oregon
My commission expires: 2-1-90



*STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____ president, and by _____
_____ secretary of _____*

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Keith E. McClung and Beverly J. McClung

GRANTOR'S NAME AND ADDRESS

Roger A. Stevens and Gwyn E. Stevens
7609 Booth Rd.
Klamath Falls, OR 97603

After recording return to:
Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

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

~~Klamath First Federal~~
~~P. O. Box 5270~~
~~Klamath Falls, OR 97601~~

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of March, 19 93, at 3:26 o'clock P M., and recorded in book M93 on page 4719 or as file/reel number 58349,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$30.00