

K-47498

STATUTORY WARRANTY DEED
 (Individual or Corporation)

conveys and warrants to City of Klamath Falls Grantor
Keith E. McClung and Beverly J. McClung Husband and Wife Grantee
 the following described real property in the County of Klamath and State of Oregon.
 See Exhibit "A" for Legal Description Attached

This property is free of liens and encumbrances, EXCEPT:
 Reservations, & Restriction of Record, Rights of way and easements of Record,
 and those apparent upon the land, contracts and/or Liens for Irrigation and/or
 Drainage.

The true consideration for this conveyance is \$ 30,000.00 (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 TITLE
 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 30.930.

DATED this 25th day of January 19 95 If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

James R. Keller
 City of Klamath Falls

STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 25th day of January 19 95
 by City of Klamath Falls
JAMES R. KELLER, City Manager

Traci R. Brace

Notary Public for Oregon
 My commission expires:
03-13-97

After recording return to:

Keith E. McClung and Beverly J. McClung
 7529 Booth Rd.
 Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

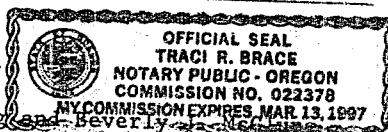
Until a change is requested all tax statements shall be sent to the following address:

Keith E. & Beverly J. McClung
 7529 Booth Rd.
 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
 My commission expires:



THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon

A parcel of land situate in the SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian bears South 0 degrees 15' West 288.10 feet and South 89 degrees 39'20" West 981.75 feet distant; thence North 0 degrees 15' East 206.90 feet to a point; thence North 43 degrees 05'30" East 122.52 feet to a point on the Southwesterly right of way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said Southwesterly right of way line along a curve to the right the chord of which bears North 41 degrees 14'05" West 59.00 feet to a point; thence South 60 degrees 03'00" West 128.75 feet to a point; thence West 521.38 feet to a point on the Easterly right of way line of U. S. Highway 97; thence along said Easterly right of way line South 8 degrees 35'45" West 91.22 feet and South 3 degrees 37'45" East 135.63 feet to a point; thence East 414.09 feet to a point; thence South 74 degrees 03'25" East 185.31 feet, more or less to the point of beginning.

EXCEPTING THEREFROM a portion of the SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30: thence Northerly and parallel to the section lines between Sections 19 and 20 a distance of 495 feet to a point which is the initial point of beginning of the description of the land involved; thence Northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20 a distance of 100 feet; thence North 78 degrees East 75 feet more or less to the Westerly right of way line of the State Highway; thence Southeasterly along the Westerly right of way line of the State of Highway a distance of 32 feet; thence in a Southwesterly direction to the initial point of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 31st day
of Jan A.D., 1995 at 3:46 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 2234
Bernetha G. Letsch County Clerk
By Dorlene Mueller

FEE \$35.00