



K-47514

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

SCOTT CALVIN PEYTON

conveys and warrants to KEITH E. MCCLUNG AND BEVERLY J. MCCLUNG, HUSBAND AND WIFE Grantor  
 the following described real property in the County of KLAMATH and State of Oregon Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATIONS AND RESTRICTIONS 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 \$ 1,060.00 (Here comply with the requirements of ORS 93.001).

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

Scott Calvin Peyton  
 SCOTT CALVIN PEYTON

Tennessee  
 STATE OF OREGON, County of Davidson Jss.  
 The foregoing instrument was acknowledged before me  
 this 23rd day of January 19 95  
 by \_\_\_\_\_

Scott Calvin Peyton  
 Notary Public for Tennessee  
 My commission expires: 01/26/1996

After recording return to:  
 Keith & Beverly McClung  
 7529 Booth Rd.  
 Klamath Falls OR 97603  
 NAME, ADDRESS, ZIP

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

Keith & Beverly McClung  
 7529 Booth Rd.  
 Klamath Falls OR 97603

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ Jss.  
 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

A portion of the SW $\frac{1}{4}$ 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 discription.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 31st day  
of Jan A.D., 19 95 at 3:47 o'clock P.M., and duly recorded in Vol. 1995  
of Deeds on Page 2239  
Bernetha G. Letsch County Clerk  
By D. A. L. Sullivan

FEE \$35.00