



K-47514
STATUTORY WARRANTY DEED
(Individual or Corporation)

JEFFREY C. 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 93.030*)

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

Jeffrey C. Peyton
JEFFREY C. PEYTON

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Multnomah)ss.

The foregoing instrument was acknowledged before me
this 30 day of January 19 95
by Jeffrey C. Peyton

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.

Douglas Taylor
Notary Public for Oregon
My commission expires: 6-2-98



OFFICIAL SEAL
DOUGLAS TAYLOR
NOTARY PUBLIC - OREGON
COMMISSION NO. 035255
MY COMMISSION EXPIRES JUNE 02, 1998

Notary Public for Oregon
My commission expires: _____

THIS SPACE RESERVED FOR RECORDER'S USE

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

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 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., 19 95 at 3:47 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 2243.

Bernetha G. Letsch County Clerk

By Pauline Mueller

FEE \$35.00