



KLAMATH COUNTY TITLE COMPANY

K47729

STATUTORY WARRANTY DEED
 (Individual or Corporation)

The City of Klamath Falls, a Municipal Corporation, Grantor,
 conveys and warrants to Keith McClung and Beverly 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

This property is free of liens and encumbrances, EXCEPT
 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 \$ 20,000.00 (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 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 23rd day of February 19 95 If a corporate grantor, it has caused its name to be signed by
 a James R. Keller of its board of directors.

James R. Keller
 City of Klamath Falls, a Municipal Corporation



CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____, ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____

STATE OF OREGON, County of Klamath, ss.
 The foregoing instrument was acknowledged before me
 this 23rd day of February 19 95
 by JAMES R. KELLER and
AS City Manager
 of the City of Klamath Falls, an Oregon Municipal
 corporation, on behalf of the corporation.

Traci R. Brace

Notary Public for Oregon
 My commission expires:

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

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

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

EXHIBIT "A"

4398

DESCRIPTION OF PROPERTY

Lots 1, 3 and 4 of Block 5 and Lot 6 of Block 1, Beverly Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion vacated by instrument recorded November 22, 1943, in Book 160 at page 97, Deed Records, adjacent to the herein described property, which inurred thereto.

Also a parcel of land situated in SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin on the South one-fourth corner of said Section 27, said point also marking the Northwest corner of "Beverly Heights" subdivision; thence North 0 degrees 51' East along the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27 a distance of 303.55 feet to an iron pin; thence East parallel with the North line of "Beverly Heights" subdivision a distance of 545.3 feet to an iron pin; thence South 00 degrees 51' West parallel with the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, a distance of 303.55 feet to an iron pin on the Northeast corner of Lot 2, Block 5, "Beverly Heights" subdivision; thence West along the North line of "Beverly Heights" subdivision a distance of 545.3 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of Feb

Klamath County Title Co
A.D. 19 95 at 10:29 o'clock

FEE \$35.00

Deeds

A.M., and duly recorded in Vol.

the 28th day

on Page 4397

By Bernetha G. Letsch, County Clerk