



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 23<sup>rd</sup> day of February 19 95 If a corporate grantor, it has caused its name to be signed by  
James R. Keller of its board of directors.

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



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

CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of Klamath, ss.  
 The foregoing instrument was acknowledged before me  
 this 23<sup>rd</sup> 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

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

THIS SPACE RESERVED FOR RECORDER'S USE

## 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 inured 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 Klamath County Title Co  
of Feb A.D. 19 95 at 10:29 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 4397

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Douglas Mullendire