

MTC 36411 MK

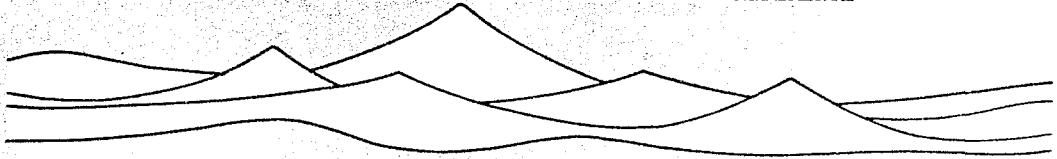
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JAMES BRUCE MC CLURG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES BRUCE MC CLURG and SHARON A MC CLURG, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ clear title

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of May, 1995; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
May 25, 19 95

James Bruce Mc Clurg
JAMES BRUCE MC CLURG

Personally appeared the above named

JAMES BRUCE MC CLURG

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Mary Kenneally
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
, 19 , by
, president, and by
, secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)



Form with fields for Grantor's Name and Address (James Bruce Mc Clurg and Sharon A. Mc Clurg, 2027 Oregon Avenue, Klamath Falls, OR 97601) and Grantee's Name and Address (James Bruce Mc Clurg and Sharon A. Mc Clurg, 2027 Oregon Avenue, Klamath Falls, OR 97601).

Form for Recording Officer with fields for State of Oregon, County, and date received for record, and a signature line for the Recording Officer.

05-30-95A11:32 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

A portion of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and described as follows:

Beginning at a point on the South boundary line of said SE1/4 of the NW1/4 of said Section 2, 495 feet East of the Southwest corner of said SE1/4 of the NW1/4 of said Section 2 thence North and parallel to the West line of said SE1/4 of the NW1/4 of said Section 2, 1120 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description thence from said place of beginning East and parallel to the North line of said SE1/4 of the NW1/4 of said Section 2, 165 feet; thence North and parallel to the West line of said SE1/4 of the NW1/4 of said Section 2, 100 feet; thence West and parallel to the North line of said SE1/4 of the NW1/4 of said Section 2, 165 feet, thence South and parallel to the West line of said SE1/4 of the NW1/4 of said Section 2, 100 feet to the place of beginning, subject to the right of way 6 feet wide off the East side of said tract for use as an irrigation lateral.

EXCEPTING THEREFROM the Westerly 25 feet used for roadway purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day
of May A.D., 19 95 at 11:32 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 14185.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Bernetha G. Letsch