

JCTC ORDER NO.: 109632CAE (CAE) Josephine County Title Co.

K-48259  
**WARRANTY DEED**

KEITH E. McCLUNG and BEVERLY J. McCLUNG, Grantor, conveys and warrants to A.L. BRUNER, AS TO AN UNDIVIDED 1/2 INTEREST; Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in KLAMATH County, OR:

A parcel of land situate in the 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, being more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian bears South 0 degrees 15' West 288.10 feet and South 89 degrees 39'20" West 981.75 feet distant; thence North 0 degrees 15' East 206.90 feet to a point; thence North 43 degrees 05'30" East 122.52 feet to a point on the Southwesterly right of way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said Southwesterly right of way line along a curve to the right the chord of which bears North 41 degrees 14'05" West 59.00 feet to a point; thence South 60 degrees 03'00" West 128.75 feet to a point; thence West 521.38 feet to a point on the Easterly right of way line of U. S. Highway 97; thence along said Easterly right of way line South 8 degrees 35'45" West 91.22 feet and South 3 degrees 37'45" East 135.63 feet to a point; thence East 414.09 feet to a point; thence South 74 degrees 03'25" East 185.31 feet, more or less to the point of beginning.

SUBJECT TO 1995/96 REAL PROPERTY TAXES A LIEN NOT YET PAYABLE. ACCESS RESTRICTIONS SET FORTH IN DEED RECORDED IN VOL. 278, PAGE 363, VOL. 307 PAGE 9 AND CORRECTED IN VOL. 310, PAGE 135 DEED RECORDS OF KLAMATH COUNTY, OREGON. RIGHT OF WAY RECORDED IN VOL. 354, PAGE 561, DEED RECORDS OF KLAMATH COUNTY, OREGON. RESERVATION RECORDED IN VO. M78, PAGE 23340, DEED RECORDS OF KLAMATH COUNTY, OREGON. AND SUBJECT TO TRUST DEED IN FAVOR OF THE CITY OF KLAMATH FALLS, WHICH GRANTEE ASSUMES AND AGREES TO PAY 1/2.

The true consideration paid for this conveyance is SEVENTEEN THOUSAND ONE HUNDRED NINETY FIVE AND 94/100 (\$17,195.94). ( ) However, the whole consideration includes other value given or promised (check if other consideration statement applies). 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.

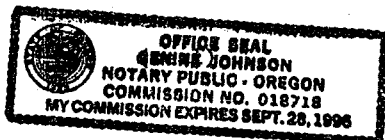
Dated this 25th day of AUGUST, 1995.

Keith E. McClung  
KEITH E. McCLUNG

Beverly J. McClung  
BEVERLY J. McCLUNG

STATE OF OREGON )  
 ) ss.  
County of KLAMATH )

This instrument was acknowledged before me on the 25th day of AUGUST, 1995 by KEITH E. McCLUNG and BEVERLY J. McCLUNG



Dennis Johnson  
Notary Public for Oregon  
My commission expires: 9/28/96

Until a change is requested,  
send all tax statements to:  
SAME AS OF RECORD

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Return document to:  
JOSEPHINE COUNTY TITLE  
P.O. BOX 71  
GRANTS PASS, OREGON 97526

Klamath County Title Co  
on this 30th day of Aug A.D., 19 95  
at 2:53 o'clock P M. and duly recorded  
in Vol. M95 of Deeds Page 23445.  
Bernetha G. Lersch County Clerk  
By Ante Galay  
Deputy.

Fee, \$30.00