

JCTC ORDER NO.: 109228CAE (CAE)

Josephine County Title Co. Vol. M95

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K-48260  
**WARRANTY DEED**

CATHY COGAR, Grantor, conveys and warrants to A.L. BRUNER, AS TO AN UNDIVIDED 1/2 INTEREST AND KEITH E. McCLUNG AND BEVERLY J. McCLUNG, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST, ALL AS TENANTS IN COMMON; 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 Southwest quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, 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, Klamath County, Oregon, bears South 0°15' West 30 feet and South 89°39'20" West 981.75 feet distant; thence North 0°15' East 258.10 feet to a point; thence North 74°03'25" West 185.31 feet to a point; thence West 414.09 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 3°37'45" East 171.33 feet to a point; thence South 8°35'45" West 143.25 feet to a point; thence North 89°39'20" East 601.72 feet, more or less, to the point of beginning.

**SUBJECT TO:**

1995/96 REAL PROPERTY TAXES A LIEN NOT YET PAYABLE. SEWER LINE #52 IN THE UNPAID PRINCIPAL BALANCE OF \$14,208.54 PLUS INTEREST PAID TO JULY 31, 1995 WHICH GRANTESS ASSUME AND AGREE TO PAY. ACCESS RESTRICTIONS SET FORTH IN VOL. 278, PG. 363, VOL. 307, PG. 9 AND CORRECTED IN VOL. 310, PG. 135 ALL IN DEED RECORDS OF KLAMATH COUNTY, OREGON. RIGHT OF WAY RECORDED IN VOL 354, PG. 561 DEED RECORDS OF KLAMATH COUNTY, OREGON.

The true consideration paid for this conveyance is EIGHTY FIVE THOUSAND AND 00/100 (\$85,000.00). ( ) 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 22 day of AUGUST, 1995.

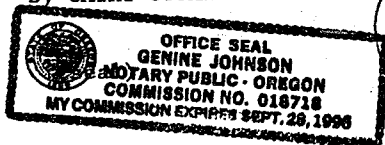
*Cathy Cogar*  
CATHY COGAR

STATE OF OREGON

) ss.

County of KLAMATH

This instrument was acknowledged before me on the 22nd day of AUGUST, 1995 by CATHY COGAR



*Genine Johnson*  
Notary Public for Oregon

My commission expires: 9/28/96

Until a change is requested, send all tax statements to:

*607 AVE DE PERESA  
GRANTS PASS, OR  
97526*

Return document to:

JOSEPHINE COUNTY TITLE  
P.O. BOX 71  
GRANTS PASS, OREGON 97526

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

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 23446

Bernetha G. Letsch County Clerk

By *Chapelle H. Harty*

Deputy.

Fee, \$30.00