

21570

CORRECTION K-48260
WARRANTY DEED

Vol. m96 Page 21428

Date 5-26-96

Approved *[Signature]*

CATHY KING FKA 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, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DEED IS BEING GIVEN AS A CORRECTION DEED TO CORRECT LEGAL DESCRIPTION ON WARRANTY DEED PREVIOUSLY RECORDED AUGUST 30, 1995 AND RECORDED IN VOL. M95, PAGE 23446 OF DEED RECORDS OF KLAMATH COUNTY, OREGON.

Date 5-23-96

Approved *[Signature]*

96 JUL 18 AM 1:16

SUBJECT TO:

SEWER LIEN IN THE UNPAID PRINCIPAL BALANCE OF \$14,208.54 PLUS INTEREST PAID TO JULY 31, 1995 WHICH GRANTEE ASSUME AND AGREE TO PAY. ACCESS RESTRICTIONS SET FORTH IN VOL. 277, PG. 338, VOL. 278, PG. 363, VOL. 304, PG. 47, 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.

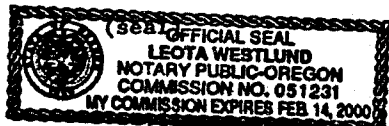
Dated this 9th day of ~~July~~ July, 1996.

[Signature]
CATHY KING

STATE OF OREGON)

County of Klamath) ss.

This instrument was acknowledged before me on the 9th day of ~~July~~ July, 1996 by CATHY KING FKA CATHY COGAR



[Signature]
Notary Public for Oregon
My commission expires: February 14, 2000

Until a change is requested,
send all tax statements to:
607 AVE DE TERESA
GRANTS PASS, OREGON 97526

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

Order No. K-48260

EXHIBIT "A"
DESCRIPTION OF PROPERTY

PARCEL 1:

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.

PARCEL 2:

A parcel situate in the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 258 feet East of Section corner common to Sections 19, 20, 29 and 30, to the point of beginning; thence East 720 feet, more or less, thence North 30 feet; thence West 720 feet, more or less; thence South 30 feet to the point of beginning; EXCEPTING that portion deceded to State Highway Commission in Deed Volume 302 at page 147, Deed records of Klamath County, Oregon and corrected in Volume 304 at page 47, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 18th day
of July A.D., 19 96 at 11:16 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 21428.

FEE \$35.00

Bernetha G Letsch, County Clerk

By *[Signature]*