

33241



# KLAMATH COUNTY TITLE COMPANY

Vol. 1797 Page 5294

K-50294

## STATUTORY WARRANTY DEED (Individual or Corporation)

KEITH McCLUNG and BEVERLY McCLUNG

conveys and warrants to DOUGLAS DEAN and LAURIE DEAN, husband and wife, Grantor,the following described real property in the County of Klamath and State of Oregon. Grantee.

Lot 3 of Block 5 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.

This property is free of liens and encumbrances, EXCEPT SUBJECT TO: 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 \$ 50,000.00 (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 21st day of February 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Keith McClung  
KEITH McCLUNG

Beverly McClung  
BEVERLY McCLUNG

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this 21st day of February 19 97 by Keith McClung and Beverly McClung

Debra Buckingham  
Notary Public for Oregon

My commission expires: 12/19/2000

After recording return to:

DOUGLAS & LAURIE DEAN  
619 PACIFIC TERRACE  
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS LISTED ABOVE

### CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

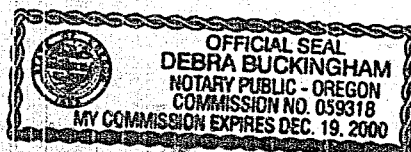
by \_\_\_\_\_ and \_\_\_\_\_  
by \_\_\_\_\_  
of \_\_\_\_\_

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day  
of February A.D., 19 97 at 10:30 o'clock A M., and duly recorded in Vol. M97  
of Deeds on Page 5294

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross