

KEITH E. MCCLUNG and BEVERLY J. MCCLUNG, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: KENNETH D. PEDERSEN and SUSAN PEDERSEN, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

PARCEL 2 OF PARTITION NO. 11-93, BEING A PORTION OF TRACT 19 - JUNTION ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3735 HIGHWAY 39, KLAMATH FALLS, OR 97603

Dated this 22 day of August 19 97

Keith E. McClung
KEITH E. MCCLUNG

Beverly J. McClung
BEVERLY J. MCCLUNG

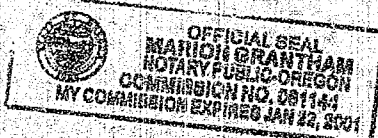
STATE OF Oregon

COUNTY OF Klamath

SS. August 22 19 97

Personally appeared the above named Keith E. McClung and Beverly J. McClung

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT42100-MS

Return to:

KENNETH D. PEDERSEN
3735 HIGHWAY 39
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 27th day of August A.D. 1997
at 11:27 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 28078

Bernetha G. Letsch, County Clerk

by *Roddus Ross*
Fee, \$30.00 Deputy