



## WARRANTY DEED

ATC#03047293  
AFTER RECORDING RETURN TO:  
KELLY BEHR MC GEE

812 Rockingham Ln.  
Klamath Co. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

KELLY BEHR MC GEE, hereinafter called GRANTOR(S), convey(s) and  
warrants to HOWARD ELLIS MC GEE, JR., hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is TO  
CLARIFY THE LEGAL DESCRIPTION AS SHOWN ON QUITCLAIM DEED  
RECORDED NOVEMBER 24, 1987 IN BOOK M-87 AT PAGE 21221 IN DEED  
RECORDS, KLAMATH COUNTY, OREGON.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 20th day of March, 1998.

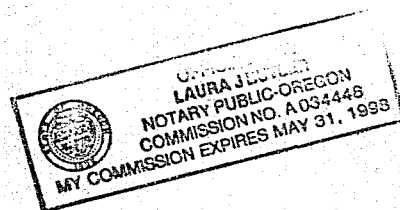
Kelly Behr McGee  
KELLY BEHR MC GEE

STATE OF OREGON, County of Klamath)ss.

On March 20, 1998, personally appeared KELLY BEHR MC GEE who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

[Signature]  
Notary Public for Oregon

My Commission Expires: 8/15/00 5/31/98



## EXHIBIT "A"

A Parcel of land located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 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 North quarter corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 89 degrees 15' 20" East 60.00 feet and North 00 degrees 12' 45" East 41.00 feet distant; thence South 00 degrees 12' 45" West 245.71 feet; thence North 89 degrees 55' 07" West 180.00 feet; thence North 00 degrees 12' 45" East 247.80 feet; thence South 89 degrees 15' 20" East 180.01 feet to the point of beginning.

CODE 37 MAP 3811-V34BO TL 101

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day  
of March A.D., 19 98 at 3:13 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 9041.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Melene Masland