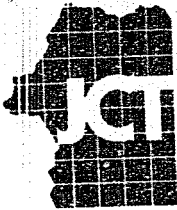


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Vol. M98 Page 24354

# JOSEPHINE COUNTY TITLE

118 N.E. "C" Street • P.O. Box 71  
Grants Pass, Oregon 97526  
(541) 476-6884 • Fax: (541) 479-4437

Order # 98111464KJ

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **KEITH E. MCCLUNG, BEVERLY J. MCCLUNG, BRUCE POLLEY AND KAREN POLLEY**, Grantor, conveys and warrants to **A. L. BRUNER**, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in Klamath County, State of Oregon, described as follows,

See Exhibit A attached hereto and made a part hereof.

### SUBJECT TO:

1998-99 Real Property taxes, a lien not yet payable, Rights of way of record. Access Restrictions recorded in Vol 310, Pg 135 and Vol 278 Pg. 363 Deed records of Klamath County. Reservations as set forth in Vol M78, Pg. 23340 Deed records of Klamath County.

The true consideration paid for this conveyance is **EXCHANGE OF PROPERTY**.

☐ 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 17 day of June, 1998.

Keith E. McClung  
KEITH E. MCCLUNG

Bruce Polley  
BRUCE POLLEY

Beverly J. McClung  
BEVERLY J. MCCLUNG

Karen Polley  
KAREN POLLEY

STATE OF OREGON )

) ss.

County of Klamath )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_  
by **A.L. BRUNER**.

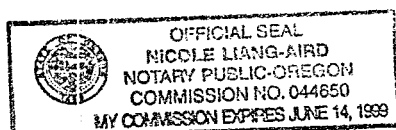
(seal)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Until a change is requested,  
send all tax statements to:  
Grantee at:  
607 Ave de Teresa  
Grants Pass, Oregon 97526

Return document to:  
Josephine County Title Company  
118 NE C Street  
Grants Pass, OR 97526

STATE OF OREGON  
COUNTY OF Clackamas  
DOCUMENT SIGNED IN MY PRESENCE  
Bruce Polley & Karen Polley  
THIS June 15, 1998  
Nicole Liang-Aird  
NOTARY PUBLIC  
COMMISSION EXPIRES June 14, 99



STATE OF OREGON,

County of

Klamath

} ss.

FORM No. 23—ACKNOWLEDGMENT.  
Stevens-Ness Law Publishing Co. NL  
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 11<sup>th</sup> day of June, 1998,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named Rich E. McElroy & Beverly G. McElroy

known to me to be the identical individual..... described in and who executed the within instrument and  
acknowledged to me that they..... executed the same freely and voluntarily.



OFFICIAL SEAL  
TRUDIE DURANT  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 305953  
MY COMMISSION EXPIRES OCTOBER 20, 2001

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

Trudie Durant

Notary Public for Oregon

My commission expires .....

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 SW $\frac{1}{4}$ SW $\frac{1}{4}$  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 deeded 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 FIRST AMERICAN TITLE the 9TH day  
of JULY A.D. 19 98 at 3:14 o'clock P M., and duly recorded in Vol. M98  
of DEEDS on Page 24354

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross