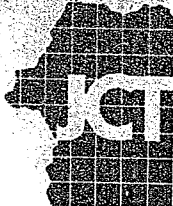


63947
61797

Vol. 198 Page 28669
Vol. 198 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

K-52272
WARRANTY DEED

Order # 98111464KJ

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

Beverly J. McClung
BEVERLY J. MCCLUNG

Bruce Polley
BRUCE POLLEY

Karen Polley
KAREN POLLEY

* Re-record to add rest of Legal Description

STATE OF OREGON)
) ss.
County of Klamath)

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

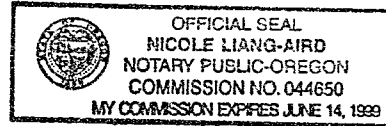
(seal)

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



98 AUG -5 AM 1:08

20-
20RE

STATE OF OREGON,

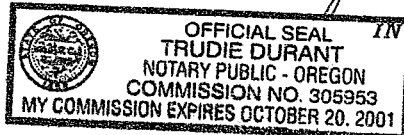
County of Klamath

} ss.

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

BE IT REMEMBERED, That on this 11th day of June, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Ruth E. McHenry & Beverly J. McHenry

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.



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:

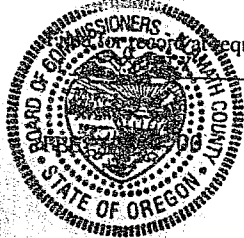
Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0°15' West 30 feet and South 89°39'20" West 981.75 feet distant; thence North 0°15' East 258.10 feet to a point; thence 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 SW¼SW¼ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 253 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.



Request of FIRST AMERICAN TITLE the 9TH day
A.D., 19 98 at 3:14 o'clock P M., and duly recorded in Vol. M98
of DEEDS on Page 24354

INDEXED

D/V L ✓

By Bernetha G. Letsch, County Clerk
Kathleen Ross

PARCEL 3:

A parcel of land situate in the SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 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 iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian bears South 0 degrees 15' West 288.10 feet and South 89 degrees 39'20" West 981.75 feet distant; thence North 0 degrees 15' East 206.90 feet to a point; thence North 43 degrees 05'30" East 122.52 feet to a point on the Southwesterly right of way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said Southwesterly right of way line along a curve to the right the chord of which bears North 41 degrees 14'05" West 59.00 feet to a point; thence South 60 degrees 03'00" West 128.75 feet to a point; thence West 521.38 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 8 degrees 35'45" West 91.22 feet and South 3 degrees 37'45" East 135.63 feet to a point; thence East 414.09 feet to a point; thence South 74 degrees 03'25" East 185.31 feet, more or less to the point of beginning.

PARCEL 4:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29, and 30 of above mentioned township and range; thence Northerly and parallel to the section line between Sections 19 and 20 a distance of 360 feet; thence North 75° East 285 feet, more or less, to the center line of state highway; thence Southeasterly along the center line of state highway 193 feet; thence southerly along center line of said state highway 260 feet, more or less to an intersection of Van Ness Avenue in Lakeview Addition to the City of Klamath Falls, Oregon, and A street in North Klamath Falls Addition to the City of Klamath Falls, Oregon, with the center line of the state highway; thence in a westerly direction along the North boundary line of A street (now known as Van Ness Avenue) a distance 346 feet to the point of beginning. All being in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, less portions heretofore conveyed for road purposes and less portions contained in State Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 5th day
of August A.D., 19 98 at 11:08 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 28669.

FEE \$20.00 Re-record

By Bernetha G. Letsch, County Clerk
Kathleen Kozai