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98 DEC 23 AM 11:12

STATUTORY WARRANTY DEED

KEITH MCCLUNG AND BEVERLY MCCLUNGconveys and warrants to DAVID G. WEHR AND CHRISTINA M. WEHR, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 4 IN BLOCK 5, BEVERLY HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

This property is free of liens and encumbrances, EXCEPT: 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.

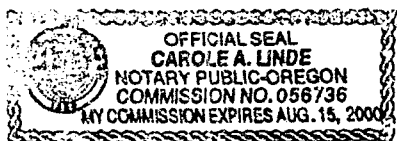
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 177,000.00 (Here comply with the requirements of ORS 93.030)Dated this 16 day of December 19 98Keith McClung
KEITH MCCLUNGBeverly McClung
BEVERLY MCCLUNGSTATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 18th day of December 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named KEITH MCCLUNG AND BEVERLY MCCLUNG

known to me to be the identical individual s 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.

Carole A. Linde
My Commission expires 8/15/00 Notary Public for Oregon.Title Order No. K-53211
Escrow No. K53211G

After recording return to:

DAVID G. WEHR185 LEIGHTON AVENUEKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

DAVID G. WEHR185 LEIGHTON AVENUEKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 23rd day of December A.D., 1998
at 11:12 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 46921

Bernetha G. Letsch, County Clerk

By Kathleen Rasmussen
Fee, \$30.00 Deputy.