

MT48958-MG
WARRANTY DEED

Vol M99 Page 33667

JOHN G. MORAN, JR.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TERRI L. MCCLURG.

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:

A parcel of Government Lot 1, Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 30 feet and East 430 feet from the Section corner common to Section 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 6 and 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 509 feet to the North line of the property conveyed by the grantor to Mary L. Moore; thence East along said line 121.2 feet; thence North 509 feet; thence West 121.2 feet to the point of beginning.

TAX ACCOUNT NO.: 3910-007BB-00400

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 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7604 HILYARD AVENUE, KLAMATH FALLS, OR 97601

Dated this 17 day of August, 1999.


JOHN G. MORAN, JR.

State of California
County of Santa Barbara

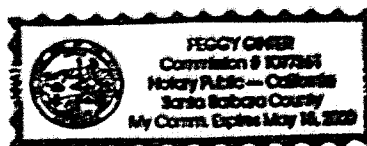
This instrument was acknowledged before me on August 17, 1999 by JOHN G. MORAN, JR..


(Notary Public)

My commission expires May 15, 2000

ESCROW NO. MT48958-MG

Return to:
TERRI L. MCCLURG
7604 HILYARD AVENUE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 8/20/99, at 11:40 a.m.
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Linda Smith,
County Clerk Fee \$30- 12