

1999 DEC 10 AM 11: 52

MT49789-Mg
WARRANTY DEED

Vol M99 Page 48708

CATHY KING,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KEITH E. MCCLUNG,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT 3909-015D0-1500

KEY 579500

ACCT 3909-015D0-1600

KEY 579519

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:

SUBJECT TO A TRUST DEED RECORDED ON MAY 29, 1999 IN VOLUME M98, PAGE 18199, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF ROBERT F. PARKER, TRUSTEE OF THE PARKER TRUST, AS BENEFICIARY. THE ABOVE NAMED GRANTEE HEREBY AGREES TO ASSUME AND PAY IN FULL THE TRUST DEED DESCRIBED HEREIN.

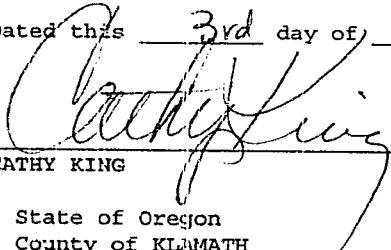
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 118,519.59.

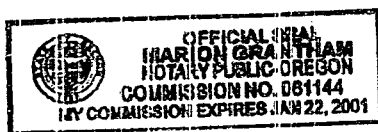
Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 7659 KLAMATH FALLS OR 97603

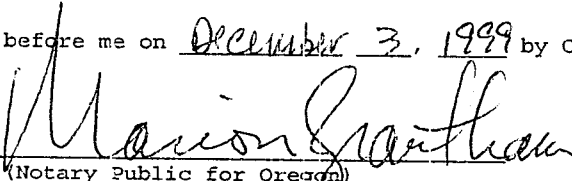
Dated this 3rd day of December, 1999.


CATHY KING

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 3, 1999 by CATHY KING.




(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT49789-MG

Return to:

KEITH E. MCCLUNG

PO BOX 7659

KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The S1/2 of Tract 44, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM a 10 foot strip along the Westerly boundary of said Lot, conveyed for road purposes.

PARCEL 2

A tract of land situated in Tract 45 of ALTAMONT SMALL FARMS in the NW1/4 SE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the Easterly right-of-way line of Altamont Drive from which the platted Northwest corner of said Tract 45 bears North 88 degrees 46' 00" West 10.00 feet; thence South 00 degrees 11' 00" West, along said Easterly right-of-way line, 96.34 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence South 89 degrees 18' 20" East 155.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence South 00 degrees 11' 00" West 154.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap on the South line of said Tract 45; thence South 89 degrees 18' 20" East 392.47 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the Southeast corner of said Tract 45; thence North 00 degrees 19' 00" West 245.25 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the Northeast corner of said Tract 45; thence North 88 degrees 46' 00" West 545.40 feet to the point of beginning with bearings based on Altamont Drive as being North 00 degrees 11' 00" East.

State of Oregon, County of Klamath
Recorded 12/10/99, at 11:52 a.m.
In Vol. M99 Page 48708
Linda Smith,
County Clerk Fee \$ 35⁰⁰