

1999 DEC 10 AM 11: 52

MT49790-MG
WARRANTY DEED

Vol M99 Page 48713

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

PARCEL 1

Parcel 1 of Minor Land Partition #16-93 situated in the W1/2 NE1/4 of
Section 13, Township 39 south, Range 9 East of Willamette Meridian,
Klamath County, Oregon. EXCEPTING THEREFROM that portion platted as
Evergreen Meadows, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 3 of EVERGREEN MEADOWS - TRACT 1302, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

ACCT 3909-013AB-4800 KEY 568825
ACCT 3909-013AB-6100 KEY 880987

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 OCTOBER 12, 1998 IN VOLUME M98, PAGE
37421, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF TRUSTEE OF
THE PARKER TRUST, AS BENEFICIARY.

AND SUBJECT TO A TRUST DEED RECORDED ON DECEMBER 2, 1998 IN VOLUME M98,
PAGE 44015, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF
WILLIAM J. LAWRIE AND JILL S. LAWRIE, AS BENEFICIARY.

THE ABOVE NAMED GRANTEE HEREBY AGREE TO ASSUME AND PAY IN FULL BOTH TRUST
DEBTS DESCRIBED HEREIN.

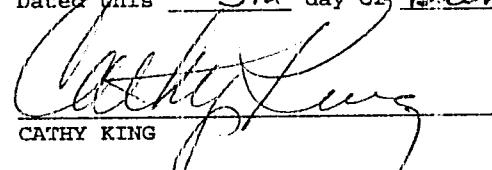
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 169,064.44.

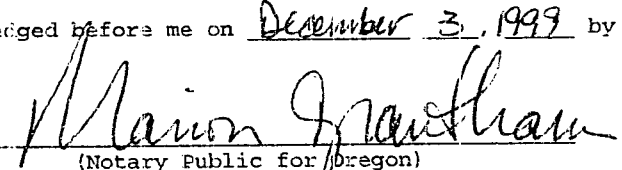
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 7659 KLAMATH FALLS OR 97603

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)
1/22/01

ESCROW NO. MT49790-MG

State of Oregon, County of Klamath
Recorded 12/10/99, at 11:52a.m.
In Vol. M99 Page 48713
Linda Smith,
County Clerk Fee \$ 30.00

RETURN TO: Keith E. McClung PO BOX 7659 KLAMATH FALLS OR 97603