

1999 DEC 20 AM 11:45

MTC 49916-Mg  
WARRANTY DEED

Vol M99 Page 49729

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# 3809 030AB 04700 KEY# 184268

ACCT# 3809 030AB 04701 KEY# 872019

ACCT# 3809 030AB 04800 KEY# 184240

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: Trust Deed recorded on August 12, 1999 in Volume M99, page 32621, Microfilm Records of Klamath County, Oregon in favor of Darrin E. Leslie and Jacqueline C. Leslie, as Beneficiary. The above named grantee hereby agrees to assume and pay in full the Trust Deed described above.

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 95,979.49.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 7659 KLAMATH FALLS, OR 97602

Dated this 17th day of December, 1999

CATHY KING

State of  
County of

Klamath



This instrument was acknowledged before me on December 17, 1999 by CATHY KING.

(Notary Public)  
My commission expires 8-2-03

ESCROW NO. MT49916-MG

Return to:

KEITH E. MCCLUNG  
P.O. BOX 7659  
KLAMATH FALLS, OR 97602



EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 2 of Major Partition 1-P-90 (also known as recorded Survey 5034) on file in the office of the Klamath County Engineers Office, situated in Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, in the City of Klamath Falls, being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which the iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North 89 degrees 06 1/2' East 370 feet distant; thence South 168.29 feet to the true point of beginning; thence South 60 degrees 04 1/2' East 86.09 feet; thence South 15 degrees 03 1/2' West 84.48 feet more or less to the mean high water line of Upper Klamath Lake; thence Northwesterly 67.57 feet to a point that is South 94.21 feet from the true point of beginning; thence North 94.21 feet, more or less to the true point of beginning.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being a portion of that property described as "Parcel 1" of Deed Volume M90, page 11895 and 11896, and being more particularly described as follows:

Beginning at the Northeast corner of that property described as "Parcel 2" in Deed Volume M90, page 11895 and 11896, thence South 15 degrees 03' 30" West along the East line of said "Parcel 2", a distance of 71.00 feet more or less to the mean high water line of Upper Klamath Lake; thence North 29 degrees 55' 30" East 68.62 feet; thence North 60 degrees 04' 00" West 18.22 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 12/20/99, at 11:45 a.m.  
In Vol. M99 Page 49729  
Linda Smith,  
County Clerk Fee \$ 35<sup>00</sup>