

200 FEB 29 AM 11: 53

MT50312-MG  
WARRANTY DEED

Vol. M00 Page 6225

KEITH E. MC CLUNG,

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

STEPHEN KING,

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:

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.

ACCT 3909-015D0-01500

KEY 579500

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 May 29, 1998 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 DOES NOT agree to assume nor pay the above described Trusteeds and the Grantor agrees to hold the Grantee harmless therefrom.

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 85,000.00.

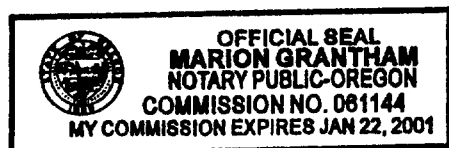
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5841 CRATER LAKE HWY, CENTRAL POINT, OR 97502

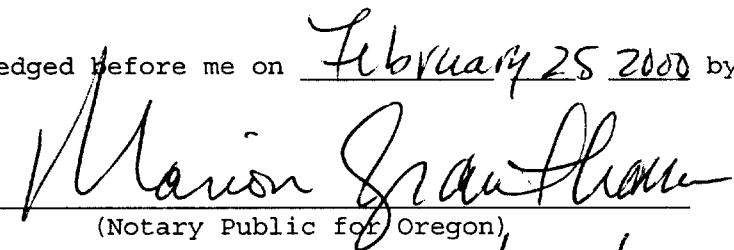
Dated this 25 day of February 2000

  
KEITH E. MC CLUNG

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 25 2000 by KEITH E. MCCLUNG.



  
(Notary Public for Oregon)  
My commission expires 1/22/01

ESCROW NO. MT50312-MG

Return to:  
STEPHEN KING  
5841 CRATER LAKE HWY  
CENTRAL POINT, OR 97502

State of Oregon, County of Klamath  
Recorded 2/29/00, at 11:53 a.m.  
In Vol. M00 Page 6225  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00