

WILLIAM L. SUNKLER and BRENDA M. SUNKLER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHAEL O. MC CLELLAN and GEORGIA A MUELLER, with the rights of survivorship, 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  
3911-02900-00900-000 608211

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:

Line of Credit Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: No date

Recorded: November 17, 1997

Volume: M97, page 37796, Microfilm Records of Klamath County, Oregon

Amount: \$90,054.42

Grantor: William L. Sunkler and Brenda M. Sunkler

Trustee: H & L Services, Inc.

Beneficiary: Green Tree Financial Servicing Corporation

BUYERS HEREIN AGREE TO ASSUME SAID TRUST DEED AND SHALL SAVE SELLERS HARMLESS 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 96,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 7747, Klamath Falls, OR 97602

Dated this 21<sup>st</sup> day of March, 2000.

William L. Sunkler  
WILLIAM L. SUNKLER

Brenda M. Sunkler  
BRENDA M. SUNKLER

State of Oregon  
County of

This instrument was acknowledged before me on March 21, 2000 by WILLIAM L. SUNKLER AND BRENDA M. SUNKLER.

Nancie Hutzell  
(Notary Public for Oregon)

My commission expires 2-9-03

ESCROW NO. MT50571-MS

Return to:  
MICHAEL O. MC CLELLAN  
P.O. BOX 7747  
KLAMATH FALLS, OR 97602



26.00  
m

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C-W 1/16 corner, said corner being South 89 degrees 58' 36" East 1319.48 feet from the West 1/4 corner of said Section 29; thence North 00 degrees 17' 46" East along the West line of said SE 1/4 of the NW 1/4 115.59 feet; thence North 73 degrees 20' 20" East 957.96 feet; thence South 16 degrees 39' 40" East 300.00 feet; thence South 73 degrees 20' 20" West 1049.43 feet to the West line of the said NE 1/4 of SW 1/4; thence North 00 degrees 17' 46" East 198.04 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 3/23/00, at 11:00 a m.  
In Vol. M00 Page 9553  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>