

2000 JUN 16 PM 1:35



WARRANTY DEED

Vol. M00 Page 21963

Escrow No.: 01051367  
AFTER RECORDING RETURN TO:  
JEFFREY B. MCATEE AND KATHRYN E. MCATEE  
6220 RIDGETOP TERR  
BAKERSFIELD, CA 93306

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

E. Bruce McCornack and Constance B. McCornack, hereinafter  
called GRANTOR(S), convey(s) to Jeffrey B. Mc Atee and Kathryn  
E. McAtee, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$74,900.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 15th day of June, 2000.

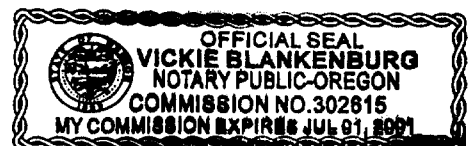
E. Bruce McCornack  
E. BRUCE MCCORNACK

Constance B. McCornack  
CONSTANCE B. MCCORNACK

STATE OF Oregon, County of Klamath ss.

On this 15th day of June, 2000, personally appeared the  
above named E. Bruce McCornack & Constance B. McCornack and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Before me: Vickie Blankenburg  
Notary Public for Klamath Falls, OR  
My Commission Expires: 7-01-2001



## EXHIBIT "A"

## PARCEL 1:

Parcel 1 of Major Land Partition 40-91 situated in the N 1/2 of Government Lot 6 in Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## PARCEL 2:

A Tract of land situated in Parcel 2 of Major Land Partition 80-24, being in the SE 1/4 NW 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the South line of said Parcel 2 and the Southwesterly line of the road easement, from which the Southeast corner of said Parcel 2 bears South 89 degrees 47' 18" East 60.81 feet; thence along said Southwesterly line North 60 degrees 13' 35" West 43.03 feet and along the arc of a curve to the right (radius equals 357.40 feet and central angle equals 02 degrees 37' 25") 16.37 feet; thence South 32 degrees 23' 50" West 35.01 feet to a point on the South line of said Parcel 2; thence South 89 degrees 47' 18" East 70.12 feet to the point of beginning.

CODE 183 MAP 3808-1200 TL 1801

State of Oregon, County of Klamath  
Recorded 06/16/00, at 1:35 p.m.  
In Vol. M00 Page 21963  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>