

88-6014
MAIL TAX STATEMENTS TO: Donald R. Manning
Route 1 Box 842
Bonanza, Oregon 97623

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BARBARA ANN KERSGARD, as to an undivided one-half interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. MANNING and LILLIAN V. MANNING, husband and wife, tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described in Exhibit "A" attached hereto and thereby made a part hereof as though fully set forth hereat.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those set forth in Exhibit "A", and that grantor will warrant and forever defend the above granted 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Twenty-four Thousand and no/100 (\$24,000.00) Dollars.

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

WITNESS grantor's hand this 19th day of December, 1973.

Barbara Ann Kersgard
Barbara Ann Kersgard

STATE OF CALIFORNIA)
County of Santa Clara) ss.

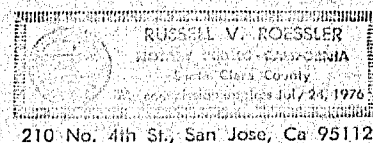
On the 19th day of December, 1973, personally appeared the above named Barbara Ann Kersgard and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(SEAL)

Russell V. Roessler
Notary Public for California
My commission expires: _____

Warranty Deed



2454

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

The S 1/2 of the NE 1/4 of the NE 1/4; the SE 1/4 of the NE 1/4 of Section 10; The S 1/2 of the NW 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; of Section 11, All in Township 39 South, Range 11 East of the Willamette Meridian,

SAVING AND EXCEPTING THEREFROM the following described parcel of land:

Beginning at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian; thence running East 1395.5 feet, to a point on the South line of the NW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence North 548 feet to a point; thence West 1395.5 feet to a point on the West line of the SE 1/4 of the NE 1/4 of said Section 10; thence South along said West line 548 feet to the point of beginning.

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County to additional taxes in the event said use should be changed; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District; easements and rights of way of record and apparent thereon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 15th day of FEBRUARY, A. D. 1974 at 11:12 o'clock AM and

duly recorded in Vol. M. 74, of DEEDS on Page 2453.

FEE \$ 4.00

Wm D. MILNE, County Clerk

By [Signature]

EXHIBIT "A"