

-WARRANTY DEED-

ROY WHITLATCH and MARGARET ANN WHITLATCH, husband and wife, Grantors, convey and warrant to BILLY G. MANN, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

SECTION 20: A parcel of land situate in the N $\frac{1}{2}$ of said Section, said parcel consisting of the entire SW $\frac{1}{4}$ NE $\frac{1}{4}$, the entire SE $\frac{1}{4}$ NW $\frac{1}{4}$, and that part of the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ described as follows: Commencing at the Southwest corner of the NW $\frac{1}{4}$ of said section, thence North 00° 21' 40" East along the West line of said section, 301.29 feet; thence leaving said West line, North 89° 56' 43" East 35.00 feet to the Easterly right-of-way line of the county road and the POINT OF BEGINNING of this description; thence continuing North 89° 56' 43" East 1302.05 feet; thence North 00° 17' 02" East along the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 362.63 feet to the North line of said S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 89° 53' 16" West along said North line, 1301.58 feet to the Easterly right-of-way line of the county road; thence South 00° 21' 40" West along said right-of-way line, 361.35 feet to the point of beginning, all in Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute an additional tax may be levied for the last five years or lesser number of years, in which the land was subject to the special land use assessment; 1976-77 taxes are now a lien but not yet payable; 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 One Hundred Ten Thousand and NO/100ths (\$110,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: 7333 Airway Drive, Klamath Falls, Or 97601.

DATED this 1st day of October, 1976.

Roy Whitlatch
Margaret Ann Whitlatch

STATE OF OREGON)
County of Klamath) ss. October 6, 1976.

Personally appeared the above-named ROY WHITLATCH and MARGARET ANN WHITLATCH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

When recorded, return to:
Billy G. Mann
7333 Airway Drive
Klamath Falls Or 97601

Susan L. Stockwell
Notary Public for Oregon
My Commission expires: 6-13-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 6th day of OCTOBER A.D., 1976 at 10:36 o'clock A.M., and duly recorded in Vol. M 76 of DEEDS on Page 15688.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By *Kazil Dragil* Deputy