

WARRANTY DEED

38-9296 *****

JOHN P. MANNERING and RUPHANE E. MANNERING, husband and wife,
Grantors, convey and warrant to ROBERT D. SAPPINGTON and ERA B.
SAPPINGTON, husband and wife, Grantees, the following described
real property located in Klamath County, State of Oregon, free of
all encumbrances, except as specifically set forth herein:

A portion of Lot 3 in Section 6, Township 35 South,
Range 7 East of the Willamette Meridian, and being
more particularly described as follows:

Beginning at the Northeast corner of that tract of
real property described in Volume 327 at page 40 of
Deed Records of Klamath County, Oregon, which corner
bears South 143.17 feet and West 792.91 feet from the
quarter corner common to Section 6, Township 35 South,
and Section 31, Township 34 South, all in Range 7 East
of the Willamette Meridian, said corner also being on
the Westerly right of way boundary of the old Dalles-
California Highway; thence North 0°13' East along said
right of way boundary 143.2 feet to the North boundary
of Lot 3, Section 6, above referred to; thence West along
said boundary 428.0 feet, more or less, to the shore
line of Agency Lake (Upper Klamath Lake); thence Southerly
along said shore line to the North boundary of that
tract of real property described in Volume 327 at page 40,
Deed Records aforesaid; thence East along said North
boundary 421.67 feet to the point of beginning.

97 DEC 27 PM 4 19
SUBJECT TO:

1. Reservations, restrictions, rights of way, easements
of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet payable;
3. The lands described herein are subject to a certain
agreement between Billett Lobert and The California Oregon Power
Company dated December 6, 1923 and approved by the Department of
the Interior, granting to The California Oregon Power Company the
perpetual right, privilege and easement of raising and/or lowering
the water level of Upper Klamath Lake, as defined in said agreement
recorded in Book 64 at page 240, Deed Records (Covers additional
property)

The true and actual consideration paid for this conveyance
is \$4,500.00.

WITNESS Grantors' hands this 30th day of July, 1975.

John P. Mannering
Ruphane E. Mannering

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared JOHN P. MANNERING and RUPHANE E.
 MANNERING, husband and wife, and acknowledged the foregoing
 instrument to be their voluntary act and deed.

BEFORE ME:

Marlene T. Addington
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 3-21-77

Unless a change is requested
 all tax statments shall be sent
 to the following address:

Marlene T. Addington
 Notary Public for Oregon
 My commission expires 3-21-77

AFTER RECORDING RETURN TO:

MTC

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 27th day of December A. D. 1977 at 4:19 clock PM., and

fully recorded in Vol. M77, of Deeds on Page 24960

Wm D. MILNE, County Clerk

By *Bernard J. Gelsch*

Fee \$6.00