

## WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That DAVID HELPHREY and FERN HELPHREY, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by DANIEL E. MANN and CAROLE L. MANN, husband and wife, and DAVID M. MONSCHEIN and SALLY A. MONSCHEIN, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey to DANIEL E. MANN and CAROLE L. MANN, husband and wife, as tenants by the entirety, an undivided one-half interest, and to DAVID M. MONSCHEIN and SALLY A. MONSCHEIN, husband and wife, as tenants by the entirety, an undivided one-half interest, and to the grantees' 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 as follows, to-wit:

Lot 12 in Block 18 of First Addition to the Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

All that portion of Lots 6, 7, and 8 in Block 22 of First Addition to the Town of Bonanza according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the most Westerly corner of Lot 6 Block 22; thence North 33°50' East 112.0 feet to a point on the Southerly right of way line of the Horsefly Irrigation District Canal; thence South 44°48' East 153.1 feet to a point on the original alley line; thence South 33°50' West 25.0 feet to a point, being the most Southerly corner of Lot 6 Block 22; thence North 56°10' West 140.0 feet to the point of beginning, being all of said lots lying Southwesterly of the Horsefly Irrigation District canal right of way.

All that portion of Lot 5 Block 22 First Addition to the Town of Bonanza according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the most Westerly corner of Lot 5 Block 22 First Addition to the City of Bonanza; thence North 33°50' East 12.0 feet to a point on the Southerly right of way line of the Horsefly Irrigation District canal; thence South 48°44' East 23.3 feet to a point on the original lot line; thence North 56°10' West 20.0 feet to the point of beginning.

All that portion of vacated Minna Street in the Town of Bonanza which adjoins said portion of Lots 6, 7, and 8 Block 22 on the Northwest boundary.

All that portion of vacated Canby Street in the Town of Bonanza which is adjacent to Lot 12 in Block 18 and Lot 6 and the above described portion of Lot 5 in Block 22 of First Addition to the Town of Bonanza.

The West half of vacated Canby Street in the Town of Bonanza which is adjacent to Lot 1 in Block 18 of First Addition to the Town of Bonanza.

Subject to reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

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To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that grantors 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 \$10,000.00.

WITNESS Grantors' hands this 5 day of September, 1974.

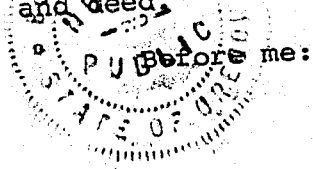
David Helphrey

Fern Helphrey

STATE OF OREGON, )  
County of Klamath. ) ss.

September 5, 1974,

Personally appeared the above named DAVID HELPHREY, also known as D.D. Helphrey, and FERN HELPHREY, also known as Mrs. D.D. Helphrey, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Evelyn Brown  
Notary Public for Oregon.

My Commission Expires: 1/11/75  
December 13, 1974

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of  
this 26th day of May A. D. 1978 at 9:26'clock A.M., and  
duly recorded in Vol. M78, of Deeds on Page 11184

Wm D. MILNE, County Clerk

By Bernetha J. Lettsch

Fee \$6.00

Return to  
Send Tax Statements to:

Carle Mann  
P.O. Box 102  
Benning, Or.  
97623