

59347

KNOW ALL MEN BY THESE PRESENTS, That

DONALD R. MANNING and LILLIAN V. MANNING,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN W. CARELLI and LOZETTA C. CARELLI, husband and wife, 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 as follows, to-wit:

LEGAL DESCRIPTION SET FORTH ON REVERSE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said 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

and that grantor will warrant and forever defend the said 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 \$202,300.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of November, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Donald R. Manning
Lillian V. Manning

STATE OF OREGON,

County of Klamath

November 17, 1978

} ss.

Personally appeared the above named Donald R. Manning and Lillian V. Manning

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Judy Blubok
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____

Deputy

After recording return to:

Martin W & Lozetta C Carelli
2520 Old Midland Road
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

SW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon lying Westerly of the Easterly right of way line of the U.S.B.R. C-4-E-1 lateral.

EXCEPTING THEREFROM that portion lying Southwesterly of the C-4-E laterals.

ALSO EXCEPTING THEREFROM that portion of said SW $\frac{1}{4}$ within the rights of way of the U.S.B.R. C-4-E lateral, the C-4-E-1 lateral and the 1-N drain and Tingley Lane, a county road.

ALSO EXCEPTING THEREFROM a tract of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way of the U.S.B.R. C-4-E. Lateral and the South line of said Section 21, said point being North 88° 04' 48" East 849.39 feet from the Southwest corner of said Section 21; thence Northerly along the Easterly right of way of said lateral the following courses: North 28° 15' West 133.37 feet, along the arc of a curve to the right (radius = 118.24 feet) 48.84 feet, North 04° 35' West 438.30 feet, along the arc of a curve to the left (radius = 168.24 feet) 113.05 feet, North 43° 05' West 181.79 feet; thence leaving said right of way, East 1191.46 feet to the Westerly right of way of the U.S.B.R. 1-N Drain; thence Southerly along said right of way the following courses: South 04° 04' East 318.00 feet, South 09° 32' East, 326.46 feet, South 10° 02' East, 164.45 feet to the South line of said Section 21; thence South 88° 04' 48" West 1016.46 feet to the point of beginning, with bearings based on Survey No. 1681 as recorded in Klamath County Surveyor's office.

SUBJECT TO:

1. Taxes for the fiscal year 1978-79.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land.
3. Regulations of Klamath Irrigation District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
5. Agreement between Clara A. Dicken and the United States of America, recorded April 10, 1906, in Volume 19, page 636.
6. Easement for road purposes 60 feet wide as described in deed recorded February 20, 1975 in Volume M75, page 2064.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

on 5th day of December A. D. 1978 at 3:28'clock P. M., and

is recorded in Vol. M78, of Deeds on Page 27376

Wm D. MILNE, County Clerk

By Berntha J. Felsch

Fee \$6.00