

23552

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7568

WARRANTY DEED (INDIVIDUAL)

LOWELL SHARP & MARY JO SHARP, husband and wife, MYREL R. MOORE & SONDR
 N. MOORE, husband and wife, JAMES P. MC GOWN, hereinafter called grantor, convey(s) to
 DONALD R. MANNING and LILLIAN MANNING, husband and wife

all that real property situated in the County
 of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

JR. and BETTY J. MC GOWN, husband and wife

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See Attached Exhibit "A"

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 \$ 160,000.00.

Dated this 4th day of May, 19 83.

James P. McGown Jr. Betty J. McGown
Mary Jo Sharp Lowell Sharp Myrel R. Moore
Sondra N. Moore

STATE OF OREGON, County of Klamath ss.

On this 13TH day of May, 19 83 personally appeared the above named
Lowell Sharp, Mary Jo Sharp, James P. McGown, Jr. & ** and acknowledged the foregoing
 instrument to be their voluntary act and deed. **Betty J. McGown.

Before me:

Susan C. Patzke

Notary Public for Oregon

My commission expires: 11-2-86

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO:

MR. & MRS. DONALD R. MANNING
 RT. 1 Box 18
 BONANZA, OREGON 97623

STATE OF OREGON,

) ss.

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title
 _____ Deputy

83 MAY 19 AM 10 56

PARCEL 1

The S½NE½NE½, E½SW½ and the SE½ of Section 34, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2

Section 34, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the SE½NE½,

EXCEPTING THEREFROM that portion of the SE½NE½, (also known as the Clark Chocktoot Allotment #1001), lying East of the Klamath County Road, and that portion of said allotment lying West of the Klamath County Road and described by metes and bounds as follows:

Beginning on the West boundary of Klamath County Road right of way, which point bears West, 40.0 feet from the quarter section corner common to Sections 34 and 35, Township 35 South, Range 12 East of the Willamette Meridian; thence West 150.0 feet along the South boundary of said SE½NE½, Section 34; thence North 370.0 feet; thence East, 25.0 feet; thence South 14° 46' East, 97.5 feet along said road right of way line; thence continuing on said right of way along the arc of a 6° 16' curve, a distance of 235.8 feet, the long chord bears South 7° 23' East 235.2 feet; thence South 42.4 feet along said road right of way line to a point of beginning.

PARCEL 3

A parcel of land lying in Section 35, Township 35 South, Range 12 East of the Willamette Meridian, described as follows:

Those parts of the S½S½NW½NW½ and of the SW½NW½ lying Northwesterly of Indian Service Road S-65 commonly known as Godowa Springs Road.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Recitals as set forth in deed from David Chocktoot and Clara Chocktoot, husband and wife, to John Mills and Lillian Louise Mills in Deed recorded June 24, 1955 in Deed Volume 275 at page 330 as follows: "This document is subject to any existing easements for public utilities, and for railroads and pipe lines and for any other easements or other rights of way for record. All subsurface rights, excepting water, are hereby reserved, in trust for the grantors."
3. Application, including the terms and provisions thereof, for right of way, as disclosed by an instrument recorded June 11, 1958 in Miscellaneous Volume 12 at page 573, affecting the SE½SW½ Section 34, from John Mills and Lillian Louise Mills to the United States of America.
4. Application, including the terms and provisions thereof, for right of way, as disclosed by an instrument recorded March 25, 1959 in Miscellaneous Volume 13 at page 400, from John Mills and Lillian Louise Mills to the United States of America. (Affects SE½ Sec. 34)
5. Right of way to Klamath County for Godowa Springs Road across SE½NE½ Section 34 as disclosed by Land Status Report recorded November 3, 1958 in Book 305 at page 643, Deed Records.
6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$125,000.00

Dated	: January 18, 1977	
Recorded	: January 24, 1977	Book: M-77 Page: 1310
Mortgagor	: Martin W. Carelli and Lozetta C. Carelli, husband and wife	
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs, and re-recorded May 25, 1977 in Book: M-77 at page: 9093, which Mortgage the grantees herein assume and agree to pay according to the terms contained therein.	

7. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
8. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sycan River, and the ownership of the State of Oregon in that portion lying below the water mark thereof.
9. Rights of the public and of governmental bodies in that portion of the above described property lying within the marsh or dry lake area.

STATE OF ~~OREGON~~ Calando }
County of Adams } ss.

BE IT REMEMBERED, That on this 7 day of May, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MYREL R. MOORE and SONDRAN. MOORE, Husband and wife

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Golanda Phillips
Notary Public for Oregon, Calando
My Commission expires 9-1-85

GENERAL ACKNOWLEDGMENT
Form No. 0-16

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 16th day of May A.D. 1983 at 10:56 o'clock A .
duly recorded in Vol. M83, of deeds on a 2568.

12.00 fee

By EVLYN BIEHN, Court Clerk
Lawyer