

DONALD R. MANNING and LILLIAN V. MANNING, husband and wife  
 , hereinafter called grantor, convey(s) to  
LOWELL R. SHARP and MARY JO SHARP, husband and wife  
 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
Rights of the public in and to any portion of said premises lying with the  
limits of roads and highways.  
 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 \$ 50,000.00.

Dated this 4th day of May, 19 83.

Donald R. Manning  
Lillian V. Manning

STATE OF OREGON, County of Klamath ) ss.

On this 13<sup>TH</sup> day of May, 19 83 personally appeared the above named  
Donald R. Manning & Lillian V. Manning and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

Susan C. Latzke  
 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. LOWELL R. SHARP  
 6520 CLIMAX  
 KLAMATH FALLS, OREGON 97601

STATE OF OREGON, )

) ss.

County of \_\_\_\_\_ )  
 I certify that the within instrument was received for record  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 19 83  
 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

A tract of land situated in Government Lot 3, being the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of said Government Lot 3, said point being South 00° 05' 06" East, 900.00 feet from the brass cap monument marking the W $\frac{1}{4}$  corner of said Section 31; thence South 89° 55' 49" East, 484.00 feet; thence North 00° 05' 06" West, 343.16 feet; thence South 89° 57' 09" East, 792.41 feet to the East line of said Government Lot 3; thence South 00° 31' 12" East, 40.00 feet; thence North 89° 57' 09" West, 560.29 feet; thence South 00° 31' 12" East, 724.00 feet to the South line of said Government Lot 3; thence North 89° 57' 09" West, 721.92 feet to the Southwest corner of said Government Lot 3; thence North 00° 05' 06" West, 420.99 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 16th day of May A.D. 1983 at 10:56 o'clock A.M., and

duly recorded in Vol. M83, of deeds on Page 7577

8.00 fee

EVELYN BIEHN, County Clerk  
By Lucy Lewis