

FREDERICK S. WEBSTER and PHYLLIS JOAN WEBSTER, husband and wife
 CHESTER O. MANN and ANITA W. MANN, husband and wife
 of Klamath, State of Oregon, described as: all that real property situated in the County

That portion of N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, that lies between the Old Dalles-California Highway right of way and a line called the Meander line on the West; and that portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, that lies Westerly of the Old Dalles California Highway.

EXCEPTING THEREFROM the portion that lies Northerly of a line that is 625 feet North of and parallel to the South boundary of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 31, lying Westerly of the Old Dalles California Highway.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those contained in Exhibit "A" attached hereto
 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 \$ 20,000.00.

Dated this 16th day of December, 1983.

Frederick S. Webster
 Frederick S. Webster

Phyllis Joan Webster
 Phyllis Joan Webster

STATE OF OREGON, County of Klamath) ss.

December 29, 1983
 Frederick S. Webster and Phyllis Joan Webster personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

W. Darlene L. Madson
 Notary Public for Oregon

My commission expires: 3-22-85

- * 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)

Frederick S. Webster

Phyllis Joan Webster

TO

Chester O. Mann

Anita W. Mann

After Recording Return to:

Chester O. Mann

Anita W. Mann

% T.H.

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 1983 at o'clock M. and recorded on book on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
 _____ Deputy

EXHIBIT "A"

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1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Rights of the public and of governmental bodies in that portion or the above described property lying below the high water mark of Agency Lake and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
3. Contract, including the terms and provisions thereof,
Dated : November 15, 1976
Recorded : December 15, 1976 Book: M-76 Page: 20053
Vendor : Gienger Enterprises, Inc.
Vendee : Frederick S. Webster and Phyllis Joan Webster
(covers additional property)
Said Contract, the Grantee herein does not agree to assume, and the Grantor herein hereby agrees to hold the Grantee herein harmless therefrom.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 13th day of Jan, A.D. 19 81
at 10:55 o'clock 1 M, and duly
recorded in Vol. 1014 of Deeds
Page 682
EVELYN BIEHN, County Clerk
By Barbara Smith Deputy
Fee 5.00