

35259

Vol. M84 Page 5649

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SPECIAL WARRANTY DEED

VERNON O. CROSS and DELMA P. CROSS, husband and wife, Grantors, conveys and specially warrants to BILLY G. MANN and SHIRLY MANN, husband and wife, each as to an undivided one-half interest, as tenants in common and not as tenants by the entirety, Grantees, the following described real property shown on the attached Exhibit "A," free of encumbrances created or suffered by the grantors except as specially set forth herein:

Excepting Contract of Sale to VERNON O. CROSS and DELMA P. CROSS, husband and wife, and JAMES E. CROSS and JUDY I. CROSS, husband and wife, dated June 1, 1975, and recorded June 3, 1975 in Volume M75 at Page 6166

The true and actual consideration for this conveyance is \$156,500.00.

Until a change is requested, all tax statements are to be sent to the following address: 7333 Airway Drive, Klamath Falls, Oregon 97601.

DATED THIS 1st day of June, 1979.

Vernon O. Cross
VERNON O. CROSS

Delma P. Cross
DELMA P. CROSS

*Please return
to: James E. McCobb
P.O. B. 5050
Klamath Falls, OR 97601*

APR 10 1984

EXHIBIT "A"

5650

A tract of land situate in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pipe in the fence line along the East 1/16th line of Section 33, Township 39 South, Range 9 E.W.M., from which the Northwest corner of Section 33, Township 39 South, Range 9 E.W.M., bears North 75°10'43" West 4119.43 feet distant; thence along a fence line North 41°10' West 506.8 feet; thence South 89°14'20" West 1796.60 feet; thence South 10°50' West 342.55 feet; thence South 0°47' East 290.60 feet; thence South 89°13' West 1292.76 feet; thence South 18°59' East 640.20 feet; thence South 40°11' East 387.80 feet; thence South 27°58'20" East 704.35 feet; thence South 82°57'20" East 831.95 feet; thence South 32°08'20" East 633.45 feet; thence South 70°52'40" East 384.80 feet; thence South 20°04'40" East 363.00 feet, more or less, to the South 1/16th line of said Section 33; thence along said South 1/16th line South 89°48'40" East 1052.00 feet to the fence line along the East 1/16th line of said Section 33; thence North 0°10' West along said fence line 2918.68 feet, more or less, to the point of beginning.

Together with a non-exclusive, perpetual easement at two locations to install or maintain pumps in the U.S.R.S. C-4 and C4K Laterals and to operate the same and conduct water therefrom over adjoining lands of the above-described premises as set forth in Deed recorded in Vol. M74 at page 9920.

Together with a non-exclusive perpetual easement 60 feet in width for roadway purposes lying North of a line running East and West beginning at the Easterly point on the Westerly side of Washburn Way 60 feet West of the East 1/4 corner of Section 33, Township 39 South, Range 9 E.W.M. and running West a distance of 1255 feet to the western most point of the southeast one-fourth of the northeast one-fourth of Section 33, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation; Any unpaid charges or assessments of Klamath Basin Improvement District; Easements and rights of way of record and those apparent on the land, if any.

(NOTE: The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.)

SUBJECT TO: Right of Way, including the terms and provisions thereof, in favor of Pacific Power and Light Company, dated May 22, 1965, recorded November 18, 1965, in Volume M-65, page 3874, Microfilm records of Klamath County, Oregon.

SUBJECT TO: Right of Way, including the terms and provisions thereof, in favor of Pacific Power and Light Company, dated May 22, 1965, recorded May 22, 1965, in Volume M-65, page 2439, Microfilm records of Klamath County, Oregon.

STATE OF OREGON,

County of Klamath

} ss.

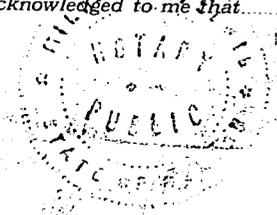
FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 1st day of June, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Vernon O. Cross and Delma P. Cross, husband and wife,

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they 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.

[Signature]
Notary Public for Oregon.
My Commission expires 7/19/82



STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 6th day of April A.D., 19 84 at 10:03 o'clock A M, and duly recorded in Vol M84, of Deeds on page 5649.

Fee: \$ 12.00

EVELYN BIEHN, COUNTY CLERK
by: *[Signature]*, Deputy