

51353

KNOW ALL MEN BY THESE PRESENTS, That DONALD R. MANNING and LILLIAN V. MANNING, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARLEEN SEELEY, a married woman, 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:

See Attached Exhibit "A"

(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 except, easements or restrictions of record, common to the area or apparent on the face of the land

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 \$ 35,000.00. However, the actual consideration consists of other property or value given or promised which is the whole consideration (indicate which of the items between the symbols @ and @ are receivable for the whole or a part of the consideration.)

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 9th day of August, 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, } ss.

County of Klamath

August 9, 1978

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, Arlene I. Addington

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of _____) ss.

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 _____

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:

Donald R. and Lillian V. Manning

Rt 1 Box 342

Bonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

Arleen Seeley

P. O. Box 2241

Wickenburg, Arizona

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arleen Seeley
7669 Tinsley Dr
KFO 97603

NAME, ADDRESS, ZIP

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

Arleen Seeley

Do Where

NAME, ADDRESS, ZIP

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 _____ or page _____ or as file/reel number _____. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By _____ Deputy

95 JUL 23 PM 2 51

Chk 9.00

EXHIBIT "A"

MTC NO. 6733

11652

DESCRIPTION

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, West 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" East, 1016.46 feet to the point of beginning, with bearings based on survey no. 1681 as recorded in Klamath County Surveyor's office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of July A.D., 19 85 at 2:51 o'clock P M., and duly recorded in Vol. MB5
of Deeds on Page 11651

FEE \$9.00

Evelyn Biehn

County Clerk

By

Ram Smith