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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Neumann & Bennetts, Inc., a California corporation, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Steven E. McManus and Sherry E. McManus, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit "A" for legal description and exceptions, and by this reference incorporated herein.

NOTICE: 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except reservations, restrictions, rights-of-way, easements of record and those apparent upon 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 \$ 40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 5<sup>th</sup> day of March, 1987; 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)

STATE OF OREGON,

County of \_\_\_\_\_ ss.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires \_\_\_\_\_

Neumann & Bennetts, Inc.

GRANTOR'S NAME AND ADDRESS

Steven E. and Sherry E. McManus

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Steven E. McManus  
Rt. 1 Box 296  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

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

Steven E. and Sherry E. McManus  
Rt. 1 Box 296  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

NEUMANN & BENNETTS, INC.

By: Warren Neumann, President

By: Sybil Neumann, Secretary

STATE OF OREGON, County of Klamath ss.

March 6, 1987

Personally appeared Warren Neumann and Sybil Neumann, 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 Neumann & Bennetts, Inc.

a corporation, 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:  
[Signature]  
Notary Public for Oregon

My commission expires: 6-21-88

(OFFICIAL SEAL)

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

DESCRIPTION

The following described real property situated in Klamath County, Oregon:

PARCEL 1: The SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 E.W.M., SAVE AND EXCEPTING the following described tract:

A tract of land in SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 E.W.M., particularly described as follows: Beginning at the point of intersection of the North line of the County Road known as Airway Avenue, and the West line of the "G" Lateral, also known as "A-4" Lateral, described in Deed to the United States of America, recorded June 3, 1910, in Volume 29 page 277, Deed records of Klamath County, Oregon; thence North along the West line of said "G" Lateral, also known as "A-4" Lateral, 120.0 feet to a point; thence West and parallel to said County Road 234 feet to the East line of "G-3" Lateral, also known as "A-4-A" Lateral, described in deed to the United States of America, recorded June 3, 1910 in Volume 29 page 277; thence Southwesterly along the Easterly line of said "G-3" Lateral, also known as "A-4-A" Lateral, 205 feet to a point on the North line of said Airway Avenue; thence East along the North line of said Airway Avenue, 332 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion deeded to Conrado R. Roman and Deborah R. Navarrete, dated May 3, 1985, recorded May 6, 1985 in Volume M85 page 6661, Deed records of Klamath County, Oregon.

PARCEL 2: That part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 E.W.M., lying Easterly of the following described line:

Beginning at a point on the South line of said Section 13, which is 707 feet East of the corner common to Sections 13, 14, 23 and 24 of said Township and Range; thence North 0°40' East a distance of 736.6 feet, to a point which is 82.5 feet Easterly from the centerline of the U.S.R.S., 1-C-1-A drain ditch; thence along a line parallel to said drain ditch, North 25°23' East 386.3 feet; thence North 4°34' East 287.5 feet, more or less, to the North line of the drainage ditch along the North boundary of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of said Section 13. EXCEPTING THEREFROM, any portion lying in roads or highways.

NOTE: There is an easement appurtenant to the property being insured on which no examination has been made. Said easement will not be insured, but should be included in the forth coming conveyance. Easement is described as follows:

An easement 20 feet in width along the Northwesterly line of the following described property for purpose of ingress and egress to and from the lands hereby conveyed lying North thereof, to-wit:

A tract of land in SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Sec. 13, T. 39 S., R. 9 E.W.M., Beginning at the point of intersection of the North line of the County Road

description continued---  
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known as Airway Avenue, and the West line of "G" Lateral, also known as "A-4" Lateral, described in deed to the United States of America, recorded June 3, 1910 in Volume 29 page 277, Deed records of Klamath County, Oregon; thence North along the West line of said "G" Lateral, also known as "A-4" Lateral, 120.0 feet to a point; thence West and parallel to said County Road 234 feet to the East line of "G-3" Lateral, also known as "A-4-A" Lateral, described in deed to the United States of America, recorded June 3, 1910, in Volume 29 page 277; thence Southwesterly along the Easterly line of said "G-3" Lateral, also known as "A-4-A" Lateral 205 feet to a point on the North line of said Airway Avenue; thence East along the North line of said Airway Avenue 332 feet to the point of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations, liens and assessments of Klamath Basin Improvement District.
3. Right of Way, including the terms and provisions thereof, dated October 27, 1969, recorded October 28, 1969, in Volume M69, page 9126, Deed records of Klamath County, Oregon, for Electrical Transmission lines in favor of Pacific Power and Light Company.
4. Terms and provisions contained in Warranty Deed from Neumann and Bennetts, Inc, a California corporation to Klamath County, a political subdivision of the State of Oregon, dated December 15, 1975, recorded January 16, 1976, in Volume M76, page 811, Deed records of Klamath County, Oregon.

EXHIBIT A-2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of March A.D., 19 87 at 11:51 o'clock A M., and duly recorded in Vol. M87  
of Deeds on Page 3611

FEE \$18.00

Evelyn Biehn, County Clerk  
By [Signature]