

MOUNTAIN TITLE COMPANY

76002

WARRANTY DEED

mtc-18039-2 Vol 188 Page 10815

KNOW ALL MEN BY THESE PRESENTS, That KENNETH R. BLACK and MARCIA BLACK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLY G. MANN 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 LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated September 28, 1979, and recorded on October 1, 1979, in Volume M79, page 23136, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P22352) which the above described Grantee agrees to assume and pay in full.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 all those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 92,500.00

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 23rd day of June, 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)

KENNETH R. BLACK

MARCIA BLACK

STATE OF OREGON,
County of Klamath } ss.
June 23, 19 87.

Personally appeared the above named KENNETH R. BLACK and MARCIA BLACK

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

KENNETH R. BLACK and MARCIA BLACK
7746 Reeder Rd.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

BILLY G. MANN
15314 S. Avalon Blvd.
Compton, CA 90220
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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 on page or as file/reel number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
Deputy

By

DESCRIPTION SHEET

10816

A parcel of land situated in the South half of Southwest quarter of Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Northwest quarter of said Section 20; thence North 00 degrees 21' 40" East along the West line of said Section 20, 301.29 feet; thence leaving said West line North 89 degrees 56' 43" East 35.00 feet to the Easterly right of way line of the County Road and the point of beginning of this description; thence continuing North 89 degrees 56' 43" East 1302.05 feet; thence South along the East line of said South half of Southwest quarter of Northwest quarter to the Southeast corner thereof; thence West along the South line of said South half of Southwest quarter of Northwest quarter to the Easterly right of way line of said County Road; thence North along the Easterly line of said County Road; to the point of beginning of this description.

EXCEPTING THEREFROM a parcel of land situated in the Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a bolt at the intersection of the centerlines of Reeder Road and Short Road, county roads, and marking the Southwest corner of said Northwest quarter; thence South 89 degrees 59' 50" East along the South line of said Northwest quarter, 30.00 feet to the Easterly right-of-way line of said Reeder Road; thence North 00 degrees 21' 40" East along said right-of-way line, 158.56 feet to the point of beginning for this description, thence continuing North 00 degrees 21' 40" East along said right-of-way line, 142.76 feet; thence North 89 degrees 56' 43" East, 1307.05 feet to a 5/8 inch iron pin; thence South 00 degrees 17' 02" West along the East line of the Southwest quarter Northwest quarter, 143.42 feet to a 1/2 inch iron pin; thence South 89 degrees 58' 27" West 1307.24 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that certain lateral constructed or to be constructed by the United States running down the West line of Section 20 to the Northwest corner of the Southwest quarter of said Section 20, a strip 10 feet wide on each side of center line being required therefore, and also all canals and ditches of the Old Ankeny System as conveyed to the United States of America by deed recorded December 21, 1907 in Volume 23, page 403, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day
of June A.D., 19 87 at 10:42 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 10815

FEE \$14.00

Evelyn Biehn,
By Pat Smith County Clerk