

91737

Vol. M 88 Page 15655

MTL-20355
STATUTORY WARRANTY DEED

FRED M. LLOYD and BARBARA L. LLOYD, Grantors, convey and warrant to DAVID A. MANLEY and CYNTHIA A. MANLEY,* Grantees, the following real property described on the attached Exhibit A, free of encumbrances except as specifically set forth herein, subject to and excepting easements, conditions and restrictions of record, the 1988-89 taxes, a lien in an amount to be determined, but not yet payable; and subject to the requirements and provisions of ORS ch 481 pertaining to the registration and transfer of a mobile home, and any interests or liens disclosed thereby.

**husband and wife

The true and actual consideration for this conveyance is ~~Fifty-Five-Thousand-Dollars (\$55,000)~~ One Hundred Five Thousand Dollars (\$105,000.00). *BZ Jml Cm*

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.

Until a change is requested, all tax statements are to be sent to the following address: David A. Manley and Cynthia A. Manley, P. O. Box 27, Crescent Lake, Oregon 97425.

After recording, return to Varner Jay Johns, III, Luvaas, Cobb, Richards & Fraser, P.C., 777 High Street, Suite 300, Eugene, Oregon 97401.

DATED this 20th day of September, 1988.

Fred M. Lloyd
FRED M. LLOYD

Barbara L. Lloyd
BARBARA L. LLOYD

STATE OF OREGON)

County of Lane)

ss.

This instrument was acknowledged before me on September 20, 1988, by FRED M. LLOYD and BARBARA L. LLOYD, Grantors.

Betsy L. Brown
Notary Public for Oregon
My Commission Expires: 8/21/89

12 DEC 1988
PM 3:44

EXHIBIT "A"

15656

A parcel of land lying on the Southeast side of Crescent Lake Road and Southwest of Oregon State Highway 58, situate in the E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point, being a 5 X 30" steel rod along the EE/64 Line of Section 1, from which the CENE/64 Corner of Section 1 bears South 00° 03' 16" West 315.22 feet; thence along said EE/64 Section Line, North 00° 03' 16" East 378.86 feet to a point, being a 5 X 30" steel rod along the Southeasterly right of way line of the Crescent Lake Road and 30 feet from the centerline thereof; thence along said Southeasterly right of way line, North 74° 00' 56" East 290.43 feet to a point, being a 5 X 30" steel rod; thence along a line parallel to State Highway 58 and 180 feet from the centerline thereof, South 16° 19' 55" East 364.00 feet to a point, being a 5 X 30" aluminum capped steel rod; thence along a line parallel to said Crescent Lake Road, South 74° 00' 56" West 397.36 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of Sept. A.D., 19 88 at 3:44 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 15655

FEE \$13.00

Return: M.T.C.

Evelyn Biehn County Clerk

By Pauline Mullendorff